

**Code Enforcement Litigation Report
June 2017**

NAME OF MATTER: 8346 Baltimore-Annapolis, LLC

Location: 8346 Baltimore-Annapolis Boulevard, Pasadena, MD 21122

Violation: Operation of construction company in an R2 zone; no certificate of use; use not permitted; outside storage of oversized vehicles

DISPOSITION: This matter was dismissed via a motion on June 8, 2017. The Defendant received non-conforming use status.

JUDGE: N/A

NAME OF MATTER: Cahill, Matthew

Location: 2001 Cambridge Drive, Crofton, MD 21114

Violation: Contempt – Outside storage of unregistered vehicles; junk and debris

DISPOSITION: The Process server failed to provide the Affidavit of service before the court removed this matter from the docket. However, the Defendant has been served and the matter will be re-set.

JUDGE: N/A

NAME OF MATTER: Cappuccio, Sean

Location: 1231 Scots Lane, Odenton, MD 21113

Violation: Contempt – Outside storage of unregistered vehicles and junk

DISPOSITION: The Defendant entered into a Consent Judgment for each citation. Each Judgment requires the Defendant to pay \$125 in fines plus \$30 in service costs (for a total of \$310), and to abate both violations within thirty (30) days.

JUDGE: McKenna

NAME OF MATTER: Cooper, Wendy and Walter (Injunction)

Location: 7958 Catherine Ave., Pasadena, MD 21122

Violation: Outside storage of unregistered/untagged vehicles; use of land partially or principally as a junkyard

DISPOSITION: This matter was dismissed per the inspector's request. The Defendants have abated the violations.

JUDGE: Legum

NAME OF MATTER: Covill, Keith

Location: 416 Hillsmere Drive, Annapolis, MD 21403

Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: This matter was postponed until July 11, 2017. The Defendant has tagged all but one vehicle. However, the inspector noticed that two registrations would be expiring at the end of the month. The Defendant has agreed to tag both of those vehicles and to take the remaining junk to the dump.

JUDGE: McKenna

NAME OF MATTER: Entzian Investments, LLC

Location: 362 Bayard Road, Lothian, MD 20711

Violation: Grading over 5,000 square feet without the required grading permit and approved stormwater management plan

DISPOSITION: This matter was postponed to August 3, 2017.

JUDGE: N/A

NAME OF MATTER: Heiserman, Bruce

Location: 5816 Ritchie Highway, Baltimore, MD 21225

Violation: Contempt – Outside storage of junk

DISPOSITION: The Defendant was not present at court and a Judgment was entered for the Contempt in the amount of \$2,000. The Defendant also must pay the prior fine of \$1,000 (for a total of \$3,000). In addition, the Defendant must clean up the property.

JUDGE: Legum

NAME OF MATTER: Hyman, Theodore Jr. and Pamela

Location: 209 Ash Lane, Annapolis, MD 21409

Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: This matter was removed from the docket in order to pursue further attempts to serve Defendants

JUDGE: N/A

NAME OF MATTER: Kasulke, Raymond J. and Donna G.

Location: 5098 Ed Prout Road, Lothian, MD 20711

Violation: Animals (pigs) running at large; creating a public nuisance; disturbing the peace

DISPOSITION: This matter was postponed until October 5, 2017. There have been no reports of further nuisance violations since the court filing in March 2017. The County will monitor Defendants to see if they can continue to control their animals.

JUDGE: Legum

NAME OF MATTER: Lambert, Mark G.

Location: 651 Opel Road, Glen Burnie, MD 21060

Violation: Construction of a garage without the required building permit

DISPOSITION: This matter was entered *nolle prosequi* per the inspector's request. The Defendants removed the structure.

JUDGE: McKenna

NAME OF MATTER: Lewis, Clifton and Elizabeth

Location: 1907 Lawrence Avenue, Annapolis, MD 21401

Violation: Construction of a screened porch addition without the required building permit

DISPOSITION: Both citations were entered *nolle prosequi* as the violations were abated prior to court.

JUDGE: McKenna

NAME OF MATTER: Makarovich, Robert M.

Location: 340 Bar Harbor Road, Pasadena, MD 21122

Violation: Construction of an addition without the required building permit in the **Chesapeake Bay Critical Area**

DISPOSITION: This matter was postponed until October 3, 2017, per the inspector's request. The Defendant now has a permit and has been requesting inspections under it. The Defendant was told to complete the permit by October.

JUDGE: Legum

NAME OF MATTER: Meade, Richard C. and Pamela

Location: 1037 Oak Tree Lane, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: Hearing cancelled in order to pursue further attempts to serve Defendants.

JUDGE: N/A

NAME OF MATTER: Miller, Thompson Jr.

Location: 554 Sunset Knoll Rd., Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: A Judgment was entered in this matter for \$500 against the Defendant, who failed to appear at court. There is also a \$45 service cost (for a total of \$545). The Defendant must abate the violations within fifteen (15) days of the Order.

JUDGE: McKenna

NAME OF MATTER: Miski, Ahmad

Location: 141 S. Winchester Road, Annapolis, Maryland

Violation: Grading/clearing in excess of 11,000 square feet in the **Chesapeake Bay Critical Area** without approved permits or plans

DISPOSITION: This matter was postponed to September 7, 2017.

JUDGE: Legum

NAME OF MATTER: Mitchell, Earl and Hartlove, Angela

Location: 1696 Grandview Road, Pasadena, MD 21122

Violation: Contempt – Enclosing an existing screened porch without the required building permit

DISPOSITION: This case was removed from the docket in order to pursue further attempts to serve Defendants.

JUDGE: N/A

NAME OF MATTER: Myers, Rodger

Location: 775 Old Herald Harbor Road, Crownsville, MD 21032

Violation: Contempt – Storage of untagged vehicles, junk and debris, and a mobile home; expansion of an approved non-conforming use without special exception authorization

DISPOSITION: Review hearing occurred. Defendant is making progress on abating the violations. Next review hearing is set for September 6, 2017.

JUDGE: Silkworth

NAME OF MATTER: Olympos, LLC

Location: 7756 Baltimore Annapolis Boulevard, Glen Burnie, MD 21060

Violation: Contempt – Construction of a shed (snow ball stand) over 64 square feet without an approved building permit

DISPOSITION: On June 22, 2017, the Defendant was issued building permit B02303844 for a shed. He is going to call for an inspection and will no longer use the shed for the snowball stand. The matter was postponed until July 11, 2017.

JUDGE: McKenna

NAME OF MATTER: Pangle, Jr., Dallas L. & Susan F.

Location: 7576 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Contempt – Outside storage of vehicles not properly tagged and maintenance of solid waste in the **Chesapeake Bay Critical Area**

DISPOSITION: Review hearing occurred. Defendants have not completed abatement. The court gave Defendants thirty (30) more days to complete, and reset the matter for July 6, 2017. If abatement is not complete at that time, a \$1,000 fine will be imposed. No further postponements will be granted.

JUDGE: Legum

NAME OF MATTER: Puckett, Daniel C.

Location: 431 Maple Lane, N.W., Glen Burnie, MD
Violation: Contempt – Outside storage of solid waste, junk and debris

DISPOSITION: This matter was postponed until June 2, 2017. The Defendant has made substantial progress in cleaning the property and is now working on getting the vehicles properly registered with the State.

JUDGE:

NAME OF MATTER: Sahlin, Patricia E.

Location: 924 Sahlin Farm Road, Annapolis, MD 21401
Violation: Construction of an accessory structure in the **Chesapeake Bay Critical Area Buffer** without a building permit

DISPOSITION: The violation was abated and this matter was entered *nolle prosequi*.

JUDGE: McKenna

NAME OF MATTER: Sauter, Karla

Location: 3 Carnene Drive, Pasadena, MD 21122
Violation: Construction of second story addition without the required permit

DISPOSITION: Defendant is working on abating the violation. Case was rescheduled for September 7, 2017. The Defendants should have a Certificate of Occupancy by September 7, 2017.

JUDGE: McKenna

NAME OF MATTER: Schummer Properties, LLC (Grading Injunction)

Location: 1875 Jackson Grove Rd., Odenton, MD 21113
Violation: Grading/clearing more than 5,000 s.f. of land and development without a grading permit or approved stormwater management plan

DISPOSITION: After a full trial, the court found in favor of the County and determined that Defendant graded and developed in violation of the County Code. A fine of \$1,150 was imposed (\$1,125 in fines and \$25 in service costs). Defendant was ordered to abate the violation by diligently pursuing all directives of the County by applying for all required plans and permits, including but not limited to, grading permit and stormwater management plans, within thirty (30) days. The Defendant is to respond to all County comments within thirty (30) days and the County was given right of entry. The Judgment was stayed from enforcement pending any properly filed appeal.

JUDGE: McKenna

NAME OF MATTER: Schummer Properties, LLC (Rooming House Injunction)

Location: 7420 Zachary Lane, Glen Burnie, MD 21061

Violation: Using W2-zoned property for residential use and rooming house; outside storage of unregistered/untagged vehicles

DISPOSITION: Judgment entered in favor of Defendant. The court did not find evidence indicating use of the property as a residence or a rooming house.

JUDGE: McKenna

NAME OF MATTER: Wills, Rock and Kara (Garage Conversion)

Location: 2013 Park Drive, Pasadena, MD 21122

Violation: Conversion of a garage into living space in the **Chesapeake Bay Critical Area** without valid permits

DISPOSITION: This matter was postponed until July 27, 2017. The Defendants had completed the garage via a valid building permit; however, after the final inspection, they converted the garage into additional living space. The square footage of the added space is greater than fifty percent (50%) of the original structure. The Health Department will have to approve this conversion.

JUDGE: McKenna

NAME OF MATTER: Wills, Rock and Kara (Shed)

Location: 2013 Park Drive, Pasadena, MD 21122

Violation: Construction of a shed over 64 s.f. in the **Chesapeake Bay Critical Area** without a building permit

DISPOSITION: This matter was postponed until July 27, 2017. The Defendants claim they have a variance for the shed. The Inspector is going to verify this. Once verified they will need to get the shed inspected or remove it if no variance was issued.

JUDGE: McKenna

NAME OF MATTER: Zebron, James and Terina

Location: 7415 Hawkins Drive, Hanover, MD 21076

Violation: Non-Compliance of building permit B02258993

DISPOSITION: This matter was dismissed per the inspector's request, as the violation has been abated.

JUDGE: McKenna

NAME OF MATTER: Zenter, John and Xiang, Ping

Location: 1457 Gesna Drive, Hanover, MD 21076

Violation: Contempt – Outside storage of unregistered vehicles and junk

DISPOSITION: This case was removed from the docket in order to pursue further attempts to serve Defendants.

JUDGE: N/A