

**Code Enforcement Litigation Report
September 2018**

NAME OF MATTER: Aldridge, Reno, et al

Location: 510 Wellham Avenue, Glen Burnie, MD 21061

Violation: Failure to repair and/or replace three broken/missing downspout ground connectors; SWMA#95-2376; G02004933

DISPOSITION: Defendants failed to appear. Since the property is in the process of foreclosure, the County asked for a postponement to determine ownership. The case was postponed to November 8, 2017.

JUDGE: McKenna

NAME OF MATTER: Amorim, Mario A.

Location: 8205 & 8209 Baltimore Street, Laurel, MD 20724

Violation: Outside storage of unregistered vehicles and junk; no certificate of use

DISPOSITION: This case was postponed at the request of the Defendant to allow more time to abate the violation. The new hearing date is December 6, 2018.

JUDGE: McKenna

NAME OF MATTER: Anderson, Wayne and Lori L.

Location: 3235 Harness Creek Road, Annapolis, MD 21403

Violation: Noncompliance with plan for plant installation within the **Chesapeake Bay Critical Area** buffer and easement

DISPOSITION: Consent Judgment entered. Defendant Wayne Anderson agreed to install and plant trees as identified on the mitigation plan submitted to the Department on or around August 14, 2018. Trees and plants shall be installed by November 15, 2018. If Defendant fails to do so, the County is authorized to enter the subject property and install and plant in the specified **Chesapeake Bay Critical Area** buffer and conservation property easement. Service costs of \$50.00 were entered as Judgment. Defendant Lori Anderson is deceased and therefore dismissed as a party.

JUDGE: McKenna

NAME OF MATTER: Avery, Jarryn

Location: 319 Key Avenue, Baltimore, MD 21225
Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties entered into a Consent Judgment whereby the Defendant has been ordered to abate the violation within thirty (30) days. A fine of \$125.00 was ordered but suspended pending compliance. Service costs of \$45.00 were ordered.

JUDGE: Wilcox

NAME OF MATTER: Baranowski, Thomas & Ruth

Location: 915 1st Street, Baltimore, MD 21225
Violation: Supplying garbage containers without lids

DISPOSITION: The violation was abated and the County requested the citation be entered *nolle prosequi*.

JUDGE: Wilcox

NAME OF MATTER: Barrett, William

Location: 337 W. Arundel Road, Baltimore, MD 21225
Violation: Improper outside storage of useable and miscellaneous materials

DISPOSITION: A Default Judgment was entered ordering thirty (30) days to abate the violation, with a \$250.00 fine and \$45.00 in service costs (for a total of \$295.00).

JUDGE: Robinson

NAME OF MATTER: Belt, Corey and Zanett

Locations: 736 Queenstown Road, Severn, MD 21144 & vacant parcel identified as tax map 9, block 19, parcel 0516, tax ID#4000-0462-1500 on Queenstown Road adjacent; to 736 Queenstown Road

Violations: Contempt – (1) Zoning: outside storage of unregistered vehicles; junk and debris; contractor's yard; (2) Building: construction of shed, deck, fence (over 6'), gazebo, pavilion and garage without building permits; and (3) Grading: grading without a grading permit and adding unauthorized impervious surfaces without approved stormwater management plans

DISPOSITION: A review hearing was set for October 4, 2018.

JUDGE: McKenna

NAME OF MATTER: Broseker, Brian

Location: B&A Boulevard, Pasadena, MD 21122, Map 24, Block 1, Parcel 0766
FN: 2007-0275-RS
Violation: Contempt – Outside storage of untagged vehicles; junk & debris

DISPOSITION: Defendant failed to appear. A Judgment of \$5,000 was imposed, in addition to the \$2,000 that is already outstanding. Defendant ordered to remove all (i) junk and solid waste; (ii) motor vehicles not displaying a current registration plate and a validation sticker or all motor vehicles that are inoperable, wrecked, partially dismantled or destroyed; (iii) shipping or cargo containers, trailer, truck compartments, or similar portable storage containers; and (iv) oversized vehicles from the subject property within 30 days of the date of the Judgment. If Defendant fails to remove the items, the County is authorized to enter the property to remove the items, costs to become payable in accordance with County Code.

JUDGE: Mosley

NAME OF MATTER: Castro, Isaias and Ortiz, Gustavo

Location: 2611 Evergreen Road, Odenton, MD 21113
Violation: Contempt – Unauthorized construction of four (4) accessory structures (horse barn w/second story; an enclosed structure w/open porch and bar area; a round pavilion, and a footbridge spanning a watercourse) - without any building or trade permit(s); and unauthorized grading affecting an area of approximately 50,000 square feet of land and placement of mechanical stabilization - also without a grading permit or approved stormwater management plan

DISPOSITION: The Defendant's review hearing was postponed at the request of both parties to allow the Defendant more time to complete the application process. The new review hearing date is November 8, 2018.

JUDGE: McKenna

NAME OF MATTER: Chung, Bill and Sangok (Injunction)

Location: 2827 Jessup Road, Jessup, MD 20794
Violation: Outside storage of junk and debris

DISPOSITION: This injunction matter was dismissed at the request of the Department as the violation was abated.

JUDGE: McKenna

NAME OF MATTER: Clemons, James and Wanda (Injunction)

Location: 9243 Ft. Smallwood Road, Pasadena, MD 21122

Violation: Construction of interior renovations to 2nd story without a building permit (permit #B02286069 expired)

DISPOSITION: The Defendant requested a postponement, and the Court granted it, setting the next hearing for December 6, 2018.

JUDGE: McKenna

NAME OF MATTER: Colburn, Guy and Vera

Location: 7903 Marydell Avenue, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered vehicles and junk

DISPOSITION: This case was postponed at the request of the Defendant in order to allow more time to abate. The new hearing date is December 6, 2018.

JUDGE: Mosley

NAME OF MATTER: Collurasici, Patrick and Michelle

Location: 1080 Cayer Drive, Glen Burnie, MD 21061

Violation: Unregistered vehicles

DISPOSITION: The citation violation against Michelle was abated by death; Patrick failed to appear in court and a Default Judgment was entered ordering a fine of \$250.00 plus \$60.00 (for a total of \$310.00), and thirty (30) days to abate the violation.

JUDGE: Wilcox

NAME OF MATTER: Cunningham, Amy

Location: 1408 Nancy Street, Edgewater, MD 21037

Violation: Construction of a deck without the required building permit in the **Chesapeake Bay Critical Area**

DISPOSITION: This case was postponed prior to court at the request of the Defendant. The new hearing date is October 2, 2018. The violation has been abated, so a request to enter *nolle prosequi* for the citation has been submitted by the County.

JUDGE: N/A

NAME OF MATTER: Curtis, Denise S.

Location: 206 11th Street, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicle

DISPOSITION: This citation was entered nolle prosequi at the request of the Department, as the Defendant abated the violation prior to court.

JUDGE: Wilcox

NAME OF MATTER: Edger, Jeremy D.

Location: 113 Juniper Drive, Glen Burnie, MD 21060
Violation: Construction activity to enclosed an existing carport without a permit

DISPOSITION: The Defendant abated the violation and, at the request of the Department, the case was entered *nolle prosequi*.

JUDGE: Wilcox

NAME OF MATTER: Frazier, Connie (Brewis, Robert)

Location: 8270 Edwin Raynor Boulevard, Pasadena, MD 21122
Violation: Contempt – Storage of unregistered/untagged vehicles, commercial equipment, junk and debris, and portable storage containers

DISPOSITION: This matter was postponed to October 4, 2018 at the request of all parties prior to trial. Defendant is continuing to make progress towards abatement.

JUDGE: N/A

NAME OF MATTER: Geisler, Melanie

Location: 1080 Cayer Drive, Glen Burnie, MD 21061
Violation: Outside storage of unregistered vehicle

DISPOSITION: Defendants failed to appear in court, so a Default Judgment was entered ordering a fine of \$250.00 plus \$45.00 in costs (for a total of \$295.00) and thirty (30) days to abate the violation.

JUDGE: Wilcox

NAME OF MATTER: Giddings, Richard and Mary

Location: 0 Brock Bridge Road, Laurel, MD 20724
Violation: Building occupied without a certificate of occupancy - B02324837

DISPOSITION: Defendants filed for a postponement and the court granted the request on August 24, 2018. The matter is reset to January 3, 2019.

JUDGE: N/A

NAME OF MATTER: Gilmore, Samantha A. & Walter E., III

Location: 217 S. Old Mill Bottom Rd., Annapolis, MD 21409
Violation: Construction of an accessory structure without a permit

DISPOSITION: Defendant requested postponement and the new hearing was set to December 4, 2018.

JUDGE: Wilcox

NAME OF MATTER: Jelich, John and Nancy

Location: Lots 4 and 5, Defense Highway, Gambrills, MD
Violation: Contempt - Expansion of an approved nonconforming use (1984-0003N) by parking vehicles which exceed the allowable set-backs

DISPOSITION: Both parties appeared in court and requested a continuance to allow Defendant time to completely abate the violation. The case is reset to October 25, 2018.

JUDGE: Mosley

NAME OF MATTER: Maddox, Christopher S.

Location: 226 Edgevale Rd., Baltimore, MD 21225
Violation: Interior renovations without the required permits

DISPOSITION: Defendant requested postponement and the new hearing was set to December 4, 2018.

JUDGE: Wilcox

NAME OF MATTER: MBM Investments, LLC

Location: 7918 Solley Road, Glen Burnie, MD 21060

Violation: Contempt – Unauthorized construction of an approximate 50' x 80' accessory structure with four (4) bay doors without building or trade permit(s); unauthorized construction of an approximate 25' x 25' residential addition without building or trade permit; unauthorized construction of a shed greater than 8' x 8' without a building permit; unauthorized grading resulting in approximately 30,000 square feet of disturbance, inclusive of asphalt and gravel parking/storage areas; and stockpiled materials without a grading permit or Stormwater Management Plan authorizations

DISPOSITION: A Line of Partial Dismissal was filed prior to court. Defendant has partially complied with the prior Orders, so the County withdraws its Petition for Contempt at this time. The hearing on September 6, 2018 was canceled.

JUDGE: N/A

NAME OF MATTER: Miller, Thompson Jr.

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

Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: The contempt matter was dismissed and an underlying Order was struck on Defendant's Motion. Defendant was not the owner of property at the time of the violation and isn't the current owner of property (Thompson Miller Sr. is the owner). The violation was abated by the Defendant prior to court.

JUDGE: Mosely

NAME OF MATTER: Moyer, Valerie A. (4912)

Location: 4912 Brookwood Road, Baltimore, MD 21225

Violation: Overflowing garbage containers without lids; insufficient number of covered garbage containers

DISPOSITION: Defendant failed to appear. A Default Judgment was entered which ordered the Defendant to abate the violation within thirty (30) days. A fine of \$125.00 and costs of \$45.00 were ordered (for a total of \$170.00).

JUDGE: Wilcox

NAME OF MATTER: Perrigoy, Gerald B. & Lisa M.

Location: 649 New Jersey Avenue, NE, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicle

DISPOSITION: Defendant Lisa Perrigoy failed to appear in court, so a Default Judgment was entered ordering a fine of \$125.00 plus \$45.00 in costs (for a total of \$170.00) and thirty (30) days to abate the violation.

JUDGE: Wilcox

NAME OF MATTER: Pezeshkian, Richard

Location: 102 1st Avenue, Glen Burnie, MD 21061

Violation: Failure to properly secure an in-ground pool with a proper safety barrier

DISPOSITION: Parties entered into a Consent Judgment whereby the Defendant is ordered to abate the violation within sixty (60) days. A \$125.00 fine was ordered but suspended pending compliance. Service costs of \$55.00 were ordered.

JUDGE: Wilcox

NAME OF MATTER: Phillips, Leroy and Daniel W., et al

Location: 1306 Phil-Mar Drive, Hanover, MD 21076

Violation: Contempt – Construction of two sheds and a mobile home without the required building permit

DISPOSITION: This case was postponed at the request of the Defendant to allow the Defendant more time to abate the violation. The new hearing date is January 3, 2019.

JUDGE: McKenna

NAME OF MATTER: Progressive Ventures I, LLC

Location: 7727 Locust Grove Road, Glen Burnie, MD 21060

Violation: Failure to comply with the approved standard grading plan for building permit B02318282 within the **Chesapeake Bay Critical Area** and for nonpayment of \$1,000 fine

DISPOSITION: This citation was entered *nolle prosequi* because the Defendant abated the violation prior to court. The Defendant is now in compliance with his building permit application.

JUDGE: Wilcox

NAME OF MATTER: Ridenour, John and Myers, Kristie

Location: 121 W. 1st Avenue, Glen Burnie, MD 21061

Violation: Construction of shed greater than 64 square feet without the required permit

DISPOSITION: This case was postponed at the request of the Defendant to allow more time to complete his building permit. The new hearing date is October 2, 2018.

JUDGE: Wilcox

NAME OF MATTER: Robinson, Allen R. and Teresa L. (EZC Injunction)

Location: 8283 Brockbridge Road, Laurel, MD 20724

Violation: Outside storage of unregistered vehicles, outside storage without screening, no certificate of use

DISPOSITION: This matter was postponed until November 8, 2018, as the Defendants have just retained an attorney and the parties are going to meet to discuss the matter.

JUDGE: McKenna

NAME OF MATTER: Roes, Eric and Tanja

Location: 108 Altona Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk; storage lot; auto repair

DISPOSITION: Defendants abated the violation prior to Court. The County dismissed the injunction.

JUDGE: McKenna

NAME OF MATTER: Ryee Properties, LLC

Location: 1012 Crain Highway, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant abated the violation prior to Court. The County dismissed the injunction.

JUDGE: McKenna

NAME OF MATTER: Smith, Edward, Jr.

Location: 238 Margate Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: The County agreed to vacate the prior Judgment and enter into a Consent Judgment with Defendant that requires Defendant to tag or remove all unregistered vehicles within fourteen (14) days of the Judgment. A fine of \$1,000 was suspended pending compliance and service costs of \$50 were imposed.

JUDGE: Pryal

NAME OF MATTER: Steinlein, Alice E.

Location: 1505 Booker Rd., Shady Side, MD 20764

Violation: Outside storage of unregistered vehicle

DISPOSITION: The parties entered into a Consent Judgment wherein the violation must be abated within thirty (30) days. A fine of \$500 was ordered with all but \$125 suspended and \$45.00 in service costs (for a total of \$170.00).

JUDGE: Wilcox

NAME OF MATTER: Sutphin, Alvin A. & Mayola L. (Injunction - 3257 Beards Point Rd.)

Location: 3257 Beards Point Road, Davidsonville, MD 21035

Violation: Outside storage of unregistered vehicles, storage containers, oversized vehicles, grading equipment and use not permitted as contractor's yard

DISPOSITION: Prior to court, a joint postponement request was granted, as Defendants are awaiting an administrative decision on their 20-year/non-conforming use application filed in March 2018. The new hearing date is December 6, 2018.

JUDGE: N/A

NAME OF MATTER: Swartzwelder, Wanda (EBC)

Location: 222 Bolivar Ave., Baltimore, MD 21225

Violation: Construction without proper inspections; non-compliance of the building permit

DISPOSITION: The County was unable to serve the Defendant prior to the court date. A Motion for Alternative Form of Service has been filed.

JUDGE: N/A

NAME OF MATTER: Swartzwelder, Wanda (EZC)

Location: 212 Midland Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: The County was unable to serve the Defendant prior to the court date. A Motion for Alternative Form of Service has been filed.

JUDGE: N/A

NAME OF MATTER: Taylor, Janet E.

Location: 7915 Sea Breeze Drive, Baltimore, MD 21226

Violation: Noncompliance of building permit No. B02260759 in the **Chesapeake Bay Critical Area**

DISPOSITION: This case was postponed at the request of the Defendant to allow her time to complete the final building permit inspection. The new hearing date is October 4, 2018.

JUDGE: McKenna

NAME OF MATTER: Vu, Loan Thi

Location: 602 Rita Drive, Odenton, MD 21113

Violation: Construction of carport without a building permit

DISPOSITION: The violation was abated prior to court according to the Department, so the County entered *nolle prosequi*.

JUDGE: Wilcox

NAME OF MATTER: Wandel, David

Location: 8003 Hog Neck Road, Pasadena, MD 21122

Violation: Contempt - Outside storage of unregistered vehicles; no certificate of use

DISPOSITION: This matter was postponed until December 6, 2018, as the Defendant just received his building permit. Defendant needs to complete the building permit and also get the landscape plan approved and do the plantings onsite.

JUDGE: McKenna

NAME OF MATTER: Williams, Delvin

Location: 1414 Cambium Court, Hanover, MD 21076
Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: The Defendant requested a postponement in court to allow more time to get his registration renewed. The County objected. The Court granted the Defendant's request and re-set the hearing for November 8, 2018.

JUDGE: McKenna

NAME OF MATTER: Wilson, William and Patricia ats. AACo.

Location: 53 Hill Road, Severna Park, MD 21146
Violation: Contempt – Construction of garage with living area without required building permit

DISPOSITION: This matter was postponed to October 4, 2018 by agreement of the parties. Defendant is to allow building inspector to access property for progress inspection to determine if a revised permit is necessary or if construction was done in accordance with the approved plans.

JUDGE: McKenna

NAME OF MATTER: Wong, Sherwood Art

Location: 400 Stately Drive, Pasadena, MD 21122
Violation: Unsafe pool; unsafe structure open to casual entry

DISPOSITION: Defendant failed to appear. An Judgment on Affidavit was entered whereby the Defendant is ordered to apply for and diligently pursue the required permits to abate the violation. No fines were ordered. Service costs were not applicable in this case.

JUDGE: McKenna

NAME OF MATTER: Wyckoff, Van & Nancy

Location: 1080 Cayer Drive, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles/junk

DISPOSITION: A Consent Judgment was entered on each citation (247671, 247672, 247674, 247675). All fines (\$250 per citation) were suspended pending compliance, but the parties have thirty (30) days to abate the violations and \$90.00 in service costs (for a total of \$90.00).

JUDGE: Wilcox