

**Code Enforcement Litigation Report  
October 2018**

**NAME OF MATTER:** Adams, Kenneth and Paula

Location: 615 Hollywood Road, Severna Park, MD 21146

Violation: Contempt – Outside storage of unregistered vehicles

**DISPOSITION:** Prior to court, the Defendant fully abated the violation, so the County dismissed the contempt action.

**JUDGE:** Mosley

**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:** The property was sold in foreclosure prior to the court date. The County filed a Line of Dismissal and will pursue abatement of the violation with the new property owners.

**JUDGE:** N/A

**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:** Defendant failed to appear in court for a review hearing. The Defendant had completed everything for this review. A new hearing date was reset to February 7, 2019 in order to allow time for an decision regarding Defendant's variance request.

**JUDGE:** Robinson

**NAME OF MATTER: Bibb, Paula J. (Junk) (Cit)**

Location: 228 Sunset Drive, Glen Burnie, MD 21060

Violation: Outside storage of junk

**DISPOSITION:** Defendant failed to appear in court. A Judgment on the Affidavit was entered ordering Defendant to remove all junk from the property within thirty (30) days and to pay a fine of \$125.00 along with court costs of \$45.00 (for a total of \$170.00). The order also provides for County abatement.

**JUDGE:** Nunn

**NAME OF MATTER: Bonilla, Ronnie**

Location: 6154 Southern Maryland Boulevard, Lothian, MD 20711

Violation: Contempt – Construction of a garage without the required permit

**DISPOSITION:** The Request for Show Cause Order for Contempt was dismissed at the request of the County because the Defendant is currently in compliance with the Order. The underlying Judgment will remain in place.

**JUDGE:** Mosley

**NAME OF MATTER: Chilcote, Geraldine M.**

Location: 219 Roosevelt Avenue, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant failed to appear in court. A Judgment on Affidavit was entered finding Defendant in contempt and ordered Defendant to remove or tag all unregistered vehicles on the property, pay the previously imposed fine of \$125.00, pay an additional fine of \$500.00, and pay service costs of \$75.00 (for a total of \$700.00). The Judgment also provides for County abatement.

**JUDGE:** Mosley

**NAME OF MATTER: Faraci Property, LLC**

Location: 1607 Marley Avenue, Glen Burnie, MD 21060

Violation: Failure to comply with approved standard grading plan in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Defendant requested a postponement to December 4, 2018, which was granted. The violation should be abated by next trial date.

**JUDGE:** Nunn

**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:** A review hearing occurred and Defendant making progress towards abating the violations. The next review hearing set for December 6, 2018.

**JUDGE:** Robinson

**NAME OF MATTER: Hudson, Sylvester**

Location: 254 Pertch Road, Severna Park, MD 21146  
Violation: Outside storage of unregistered vehicle

**DISPOSITION:** The hearing was postponed at Defendant's request prior to court. The new date is December 4, 2018.

**JUDGE:** N/A

**NAME OF MATTER: Jeffrey, Teresa M.**

Location: 262 Gina Court, Pasadena, MD 21122  
Violation: Construction of shed greater than 64 square feet without the required permit in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Defendant failed to appear. A Judgment was entered which orders the Defendant to diligently pursue her building permit. A fine of \$500.00 and costs of \$45.00 (for a total of \$545.00) were also ordered.

**JUDGE:** Nunn

**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. The violation was abated and the County dismissed the contempt action.

**JUDGE:** Mosley

**NAME OF MATTER:** Kaminski, Bernard, III (Building citation for 2nd level deck)

Location: 907 Pulaski Avenue, Glen Burnie, MD 21060

Violation: Contempt – Construction of a second level deck and steps without a building permit, nor a certificate of occupancy, in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Defendant's request for a variance was denied on September 11, 2018. Defendant failed to appear at the hearing on October 4, 2018. A Judgment was entered requiring Defendant to pay the previously imposed fine of \$5,000.00 and requiring Defendant to apply to for a demolition permit to demolish the illegal second level deck and steps from the subject property within fifteen (15) days of the date of the Judgment, and to demolish and remove the second level deck and steps from the subject property within thirty (30) days of issuance of the demolition permit issued by the County, in accordance with the terms of the demolition permit. If Defendant fails to do so, the County is authorized to enter the property and remove the illegal deck and stairs with ten (10) days' notice to Defendant. Service costs of \$25.00 were imposed as a Judgment against Defendant.

**JUDGE:** Robinson

**NAME OF MATTER:** Korber, Franc X. and George E.

Location: 1708 Midland Road, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendants abated the violation prior to trial and the County entered a *nolle prosequi* for the citations.

**JUDGE:** Nunn

**NAME OF MATTER:** Korber, George E.

Location: Midland Road, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant abated the violation prior to trial and the County entered a *nolle prosequi* for the citation.

**JUDGE:** Nunn

**NAME OF MATTER: Leichling, Ryan J.**

Location: 7869 Cheverly Lane, Glen Burnie MD  
Violation: Outside storage of junk and unregistered vehicles

**DISPOSITION:** The parties entered into a Consent Judgment providing them sixty (60) days to abate the violation, suspending the \$125.00 fine, and entering as Judgment the service costs of \$60.00.

**JUDGE:** Nunn

**NAME OF MATTER: Loughry, Benjamin M. and Georgia L.**

Location: 7829 Acorn Bank, Pasadena, MD 21122  
Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** Both parties appeared in court. The junk violation was abated prior to trial and the County entered a *nolle prosequi* for the two citations. The parties entered into a Consent Judgment regarding the unregistered vehicles violation in which Defendants agreed to remove or tag all unregistered vehicles within forty-five (45) days. A fine of \$125.00 each was suspended pending compliance and service costs of \$60.00 were imposed as Judgment.

**JUDGE:** Nunn

**NAME OF MATTER: Miski, Ahmad (1729)**

Location: 1729 Saint Margarets Road, Annapolis, MD 21409  
Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The parties entered into a Consent Judgment whereby the Defendant has ten (10) days to abate the violation. A fine of \$500.00 was ordered but suspended. Costs of \$45.00 were entered.

**JUDGE:** Nunn

**NAME OF MATTER: Moyer, Valerie (281)**

Location: 281 Hillside Terrace, Baltimore, MD 21225  
Violation: Outside storage of junk

**DISPOSITION:** Defendant abated the violation prior to trial and the County entered a *nolle prosequi* for the citation.

**JUDGE:** Nunn

**NAME OF MATTER: Patanella, Joseph & Aimee and Pendleton Outdoors, LLC**

Location: 3405 Hidden River View Road, Annapolis, MD 21403

Violations: (1) Failure to comply with the approved standard grading plan for building permit B02353392 within the **Chesapeake Bay Critical Area** and for nonpayment of a \$1,000.00 fine; and (2) Failure to comply with the approved standard grading plan for building permit B02353392 within the **Chesapeake Bay Critical Area**

**DISPOSITION:** The County and Defendant's attorney were present. The parties agreed to postpone the case to allow Defendants time to complete the grading permit and stormwater management plan. The case is reset to December 4, 2018.

**JUDGE:** Nunn

**NAME OF MATTER: Phillips, David**

Location: 7805 Metacomet Road, Hanover, MD 21076

Violation: Expired building permit B02241408 – construction of garage

**DISPOSITION:** Both parties appeared in court. Defendant entered into a Consent Judgment in which he agreed to obtain all inspections and complete the building permit within sixty (60) days. No fines or court costs were entered in the Judgment.

**JUDGE:** Robinson

**NAME OF MATTER: Pinkney, Shakeshia**

Location: 206 W. Riverview Road, Baltimore, MD 21225

Violation: Failure to maintain the exterior property free from rodent harborage and infestation

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

**JUDGE:** Nunn

**NAME OF MATTER: Recinos, Jose**

Location: 806 Shore Drive, Edgewater, MD 21037

Violation: Operating a business without a zoning certificate of use; outside storage of vehicles and junk

**DISPOSITION:** Both parties appeared in court and Defendant requested a Spanish interpreter, but one was not available. The case was reset to December 4, 2018.

**JUDGE:** Nunn

**NAME OF MATTER: Regan, Eric A.**

Location: 32 Elm Drive, Glen Burnie, MD 21061

Violation: Construction of 12' x 24' shed without a valid building permit

**DISPOSITION:** Prior to court, the inspector advised that the violation was abated, so the County filed a Line of Dismissal.

**JUDGE:** N/A

**NAME OF MATTER: Reid, Marcus A. and Sara J.**

Location: 6429 Oak Street, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Prior to court, the property was sold by the bank to new owners, so the case was dismissed. The inspector is going to start the violation process over with the new owners.

**JUDGE:** N/A

**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:** The parties entered into a Consent Agreement whereby the Defendant is ordered to complete his building permit by November 30, 2018. A fine of \$500.00 was ordered but suspended in full pending compliance with the Judgment. Costs of \$45.00 were ordered.

**JUDGE:** Nunn

**NAME OF MATTER: Rousselle, Reid A. - Building/Grading**

Location: 7460 E. Furnace Branch Road, Glen Burnie, MD 21060  
Violations: Contempt – Unauthorized historical construction without permits;  
unauthorized grading without permits

**DISPOSITION:** The matter was postponed to January 3, 2019 in order to allow Defendant to continue working towards completing the permits.

**JUDGE:** Robinson

**NAME OF MATTER: Smuck, Stanley J. (EGC)**

Location: 110 Arundel Corporation Drive, Glen Burnie, MD  
Violation: Contempt – Grading without a permit or an approved stormwater management plan

**DISPOSITION:** Attended status hearing regarding contempt petition. Opposing counsel advised Defendant had filed for grading permit on the day of hearing and requested the matter be continued to allow time to review the application. Court set in a new hearing date of January 10, 2019.

**JUDGE:** Mosley

**NAME OF MATTER: Sunbow, Inc.**

Location: 906 Victory Avenue, Baltimore, MD 21225  
Violation: Accumulation of rubbish/garbage; improper storage of useable materials

**DISPOSITION:** This case was postponed at the request of the Defendant. The request was filed prior to court, but was granted on the record. The new hearing date is December 4, 2018.

**JUDGE:** Nunn

**NAME OF MATTER: Taylor, Janet E.**

Location: 7915 Sea Breeze Drive, Baltimore, MD 21226  
Violation: Contempt – Noncompliance of building permit No. B02260759 in the **Chesapeake Bay Critical Area**

**DISPOSITION:** Defendant's request for a postponement was granted and the case reset for a hearing on November 8, 2018.

**JUDGE:** Robinson



**NAME OF MATTER: UU Corp.**

Location: 200 North Crain Highway, Glen Burnie, MD 21061

Violation: Operating a bar/grill restaurant without first obtaining an approved zoning certificate of use

**DISPOSITION:** Defendant failed to appear in court. A Judgment on the Affidavit was entered ordering Defendant to obtain a certificate of use for the business within thirty (30) days. A fine of \$1,000.00 was imposed as Judgment.

**JUDGE:** Robinson

**NAME OF MATTER: Warren, Robert O., Jr.**

Location: 407 South Drive, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** Defendant abated the violation prior to trial and the County entered a *nolle prosequi* for the two citations.

**JUDGE:** Nunn

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

Location: 53 Hill Road, Severna Park, MD 21146

Violation: Contempt – Construction of a garage with living area without the required building permit

**DISPOSITION:** The case was postponed to November 8, 2018. Defendant is to apply to revise permit to reflect work that was actually done in the garage, apply for sewer connection, and request and obtain a progress inspection on the permit (once revised) before the next court date

**JUDGE:** Robinson