

**Code Enforcement Litigation Report  
January 2019**

**NAME OF MATTER:** Adams, Roland R.

Location: 330 B Forest Beach Road, Annapolis, MD 21409

Violation: Contempt – Outside storage of junk and unregistered vehicles

**DISPOSITION:** The Defendant entered into Consent Judgments requiring payment of \$125.00 in both cases and \$50.00 in service costs (for a total of \$300.00), to be paid within sixty (60) days, and orders Defendant to abate the violations within sixty (60) days.

**JUDGE:** Nunn

**NAME OF MATTER:** Broseker, Brian

Location: B&A Boulevard, Pasadena, MD 21122, Map 24, Block 1, Parcel 0766

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

**DISPOSITION:** This matter was set for a new trial at the Defendant's request, but the Defendant failed to appear. A Judgment of \$5,000.00 was imposed, in addition to the \$2,000.00 that is already outstanding. The Defendant is ordered to remove within thirty (30) days of the date of the Judgment all: (i) junk and solid waste; (ii) motor vehicles not displaying a current registration plate and 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. If the Defendant fails to remove the items, the County is authorized to enter the property to remove the items, and the costs to become payable in accordance with County Code. A review hearing has been set for June 6, 2019.

**JUDGE:** Mosley

**NAME OF MATTER:** Brown, Willie, Jr.

Location: 5812 Belle Grove Road, Baltimore, MD 21225

Violation: Contempt – Outside storage of unregistered vehicles

**DISPOSITION:** The parties entered into a Consent Judgment in which Defendant agreed to abate the violation within ninety (90) days by displaying current tags or removing any unregistered vehicles from the property. The Defendant agreed to pay a fine of \$125.00 and service costs of \$50.00 (for a total of \$175.00).

**JUDGE:** Nunn

**NAME OF MATTER: Campbell, Cheryl R. and Stanley V. (Injunction)**

Location: 533 Queenstown Road, Severn, MD 21144

Violation: Grading and tree clearing

**DISPOSITION:** A Consent Judgment was entered wherein the fine of \$2,000.00 was suspended pending Defendant's compliance with the Consent Judgment. Defendants are to diligently pursue the issuance of a grading permit and stormwater management plans by responding to all comments within thirty (30) days. Defendants were also ordered to diligently pursue completion of said permits within six (6) months of date of the Consent Judgment. Service costs of \$89.80 were entered as a Judgment against the Defendants.

**JUDGE:** McKenna

**NAME OF MATTER: Carroll, Suzanne A.**

Location: 313 Magothy Road, Severna Park, MD 21146

Violation: Contempt – Construction of a fence over 6 ft. in height on property located in the **Chesapeake Bay Critical Area** without a permit

**DISPOSITION:** The County filed a Line of Dismissal prior to court, as Defendant had abated the violation and paid the outstanding fine.

**JUDGE:** N/A

**NAME OF MATTER: Delimater, Joseph J., III**

Location: 7856 Shellye Road, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The case went to trial before Judge McKenna who found in favor of the County. A Judgment was entered ordering Defendant to display valid tags on the vehicle within sixty (60) days. A fine of \$1,000.00 was suspended and \$50 in service costs were imposed as Judgment.

**JUDGE:** McKenna

**NAME OF MATTER: Digilio, Russ & Christy (Injunction)**

Location: 71 Wallace Manor Drive, Edgewater, MD 21037

Violation: Permit required for grading in the **Chesapeake Bay Critical Area** buffer

**DISPOSITION:** Prior to court, a Consent Judgment was entered, suspending the original fine of \$20,000.00 and ordering Defendants to diligently pursue abatement of the violation.

**JUDGE:** N/A

**NAME OF MATTER:** **Dorsey, Jr., William Purnell, et al.**

Location: Map 16, Parcels 110 and 111, Solley Road, Pasadena, MD 21122

Violation: Outside storage of a mobile home, oversized vehicles; junk and debris; untagged vehicles

**DISPOSITION:** At the request of the Personal Representative for the deceased Defendants (property owners of record), Judge Mosley signed an Order on January 9, 2019 authorizing the contract purchaser of the property to remove the junk from the property and to authorize the Sheriff to be present and supervise removal, if necessary.

**JUDGE:** Mosley

**NAME OF MATTER:** **Eurice, James H.**

Location: 0 Eagle Hill Road, Pasadena, MD 21122

Violation: Interior and exterior renovations in the **Chesapeake Bay Critical Area** without a permit; and renovations to an accessory structure in the **Chesapeake Bay Critical Area** without a permit

**DISPOSITION:** The Defendant requested a postponement until August, as he is appealing the Board of Appeals decision regarding an abandoned permit.

**JUDGE:** McKenna

**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. Defendant is continuing to make progress towards abatement of the zoning violations. The next review hearing will occur on April 4, 2019.

**JUDGE:** McKenna

**NAME OF MATTER: Giddings, Richard and Mary**

Location: 0 Brock Bridge Road, Laurel, MD 20724

Violation: Building occupied without a certificate of occupancy (permit B02324837)

**DISPOSITION:** The parties agreed to postpone the case until August 1, 2019 in order to give the parties time to set up a meeting to discuss the issues with the certificate of occupancy.

**JUDGE:** McKenna

**NAME OF MATTER: Johnson, Carol**

Location: 444 Community Road, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** A Consent Judgment was entered ordering removal of the remaining unregistered vehicle (a van) within sixty (60) days and service costs of \$50.00 were ordered as Judgment.

**JUDGE:** Nunn

**NAME OF MATTER: Johnson, Julie A.**

Location: 513 Ridgely Avenue, Annapolis, Maryland 21401

Violation: Outside storage of junk and debris

**DISPOSITION:** Defendant requested a postponement until May 23, 2019, which was granted.

**JUDGE:** Nunn

**NAME OF MATTER: Kraft, James A., Jr. and Lorraine E.**

Location: 7208 Judy Road, Glen Burnie, MD 21060

Violation: Contempt – Construction of shed without required building permit

**DISPOSITION:** The Defendant's attorney appeared and the parties agreed to postpone the matter until April 25, 2019, in order to give Defendant time to remove the shed from the property.

**JUDGE:** Nunn

**NAME OF MATTER: Middleton, Jim (Injunction)**

Location: 6219 Flamingo Drive, Glen Burnie, MD 21060  
Violaton: Unregistered vehicle

**DISPOSITION:** The Defendant failed to appear in court and a Default Judgment was entered ordering abatement of the violation, as well as a fine of \$1,000.00.

**JUDGE:** McKenna

**NAME OF MATTER: Osorio, Roberto and Stephanie**

Location: 5115 Sands Road, Lothian, MD 20711  
Violation: Contempt – Storage of unregistered vehicles, oversized vehicles, junk and debris; operation of business in an RA zone; no certificate of use

**DISPOSITION:** The violation was abated prior to trial and the County dismissed the contempt action.

**JUDGE:** Nunn

**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:** The contempt action was dismissed at the request of the County because the violation has been abated. There are no outstanding fines due in this case.

**JUDGE:** McKenna

**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:** This matter was postponed to April 4, 2019. Defendant is still working towards getting permits.

**JUDGE:** McKenna

**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:** At the review hearing on January 10, 2019, the parties agreed to a continuance until March 7, 2019.

**JUDGE:** Duden

**NAME OF MATTER: Spencer, Tierra M. McMillan**

Location: 5608 Cliff Side Court, Baltimore, MD 21225  
Violation: Construction of a pool and shed without the required building permits

**DISPOSITION:** The parties entered into a Consent Judgment in which the Defendant agreed to obtain all inspections and finalize the permits within ninety (90) days. A fine of \$1,375.00 was suspended pending compliance with the Consent Judgment and service costs of \$50.00 were imposed as Judgment.

**JUDGE:** McKenna

**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:** This case was dismissed because the violation was abated prior to court.

**JUDGE:** McKenna

**NAME OF MATTER: Swartzwelder, Wanda (EZC)**

Location: 212 Midland Avenue, Baltimore, MD 21225  
Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This case was dismissed because the violation was abated prior to court.

**JUDGE:** McKenna

**NAME OF MATTER: Vetter, Stephen G., et al. (Injunction)**

Location: 357 Sherwood Trail, Annapolis, MD 21401

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

**DISPOSITION:** Defendant requested a postponement until May 2, 2019, as he is filing for a variance to start the abatement process.

**JUDGE:** McKenna

**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 to March 7, 2019 so that Defendant can submit a landscape agreement and bond.

**JUDGE:** McKenna

**NAME OF MATTER: Williams, Delvin**

Location: 1414 Cambium Court, Hanover, MD 21076

Violation: Contempt - Outside storage of unregistered vehicles

**DISPOSITION:** The request for contempt was dismissed by the court because the violation has been abated. The underlying Judgment will remain in place.

**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:** Defendant failed to appear. A Sixth Judgment of Constructive Civil Contempt was entered. Defendant is required to request a progress inspection within ten (10) days of the issued Sixth Judgment. Within fifteen (15) days of the progress inspection, Defendant is to bring the garage within the scope of work on the permit, or revise the permit application. Within thirty (30) days of date of the Sixth Judgment, the Defendant is to remove all plumbing from the garage or submit a sewer connection permit. Within (15) days of the date of the Sixth Judgment, the Defendant is to remove all drywall and insulation from the garage so that an inspection can occur (or provide certification). Service costs of

\$50.00 were imposed as a Judgment. The review hearing is set for March 7, 2019.

**JUDGE:** McKenna

**NAME OF MATTER:** Wolfe, Jas M. and Beverly A.

Location: 1992 Goose Neck Road, Pasadena, MD 21122

Violation: Contempt – Construction of a shed greater than 64 square feet without the required building permit

**DISPOSITION:** Defendant's attorney appeared and the parties agreed to postpone the matter until June 27, 2019 in order to give Defendant time to finalize the building permit.

**JUDGE:** Nunn

**NAME OF MATTER:** Wong, Sherwood (Catherine Door, dec'd) (Injunction)

Location: 8044 Fort Smallwood Road, Baltimore, MD 21226

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This matter was postponed until February 7, 2019. Defendant has abated the violation with the exception of one trailer. Defendant failed to appear in court, but has been in contact with County and it agreed to allowing more time.

**JUDGE:** McKenna