

**Code Enforcement Litigation Report  
May 2019**

**NAME OF MATTER: Belt, Corey and Zanett**

Locations: 736 Queenstown Road, Severn, MD 21144 and 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 ft.), 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:** Defendants are still waiting for a decision on their grading permit from the County. A review hearing has been reset to November 7, 2019 per the inspector's request.

**JUDGE:** McKenna

**NAME OF MATTER: Bontempo, Robert, Jr. and Rebecca (EZC)**

Location: 1007 Carrs Road, Annapolis, MD 21403

Violation: Operation of a multiple family dwelling without the required certificate of use

**DISPOSITION:** Defendants were granted a postponement prior to trial. The case was reset to June 4, 2019.

**JUDGE:** N/A

**NAME OF MATTER: Bruce, Jr., Paul S. and Brown, Leslie**

Location: 118 Lake Shore Drive, Pasadena MD

Violation: Outside storage of unregistered vehicles, oversized vehicles, portable storage containers, and a mobile home outside a licensed trailer park

**DISPOSITION:** The parties entered into a Consent Judgment suspending the fines of \$6,000.00 each, but ordering \$58.30 in service costs. Defendants have 30 days in which to file for a nonconforming use, and 45 days to agree to an abatement plan with the Office of Planning and Zoning.

**JUDGE:** McKenna

**NAME OF MATTER: Central Sod Farms**

Location: 5501 Swamp Circle Road, Churchton, MD 20733

Violation: Construction of front and rear deck without the required building permit

**DISPOSITION:** Prior to trial, the case was postponed to August 1, 2019 at the request of the Defendant.

**JUDGE:** McKenna

**NAME OF MATTER: Chavarria's Legacy, LLC**

Location: 5816 Ritchie Highway, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The parties entered into a Consent Judgment in which Defendant agreed to remove or tag all unregistered vehicles within 30 days. Defendant also agreed to pay a fine of \$200.00 as judgment.

**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:** The contempt action was dismissed, as the Defendants abated the violation prior to the hearing.

**JUDGE:** McKenna

**NAME OF MATTER: Eichen, David C.**

Location: 40 Brookfield Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The parties entered into a Consent Judgment in which Defendant agreed to remove or tag all unregistered vehicles from the property within 30 days. A fine of \$500.00 was suspended pending compliance and \$45.00 in service costs were imposed as judgment.

**JUDGE:** Butcher

**NAME OF MATTER: Enurah, Nadia**

Location: 937 Victory Avenue, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage on property; improper disposal of garbage

**DISPOSITION:** Defendant failed to appear in court. A default Judgment was entered ordering Defendant to continue to keep the property free from garbage and keep garbage in approved containers with lids. Service costs of \$70.00 were imposed as judgment.

**JUDGE:** Butcher

**NAME OF MATTER: GMO Management Services, Inc.**

Location: 1708 Old Generals Highway, Annapolis, MD 21401

Violation: Contempt – Construction of an accessory structure without the required building permit

**DISPOSITION:** The case was removed from the May 2, 2019 docket in order to allow the County additional time to effect service on the Defendant.

**JUDGE:** N/A

**NAME OF MATTER: Gray, Clement W.**

Location: 408 Stewart Avenue, Arnold, MD 21012

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Defendant abated the violation prior to court and the County requested the injunction be dismissed.

**JUDGE:** McKenna

**NAME OF MATTER: Griffin, Michael and Day, Robyn, et al (Countryside Deli)**

Location: 5901 Southern Maryland Boulevard, Lothian, MD 20711

Violation: Construction of an enclosed front porch without the required building permit

**DISPOSITION:** At the request of the Defendants, the matter was postponed until June 4, 2019 so that they could attempt to get a waiver of the impact fees from the Office of Planning and Zoning.

**JUDGE:** Butcher

**NAME OF MATTER: Haefner, Henry and Marie**

Location: 8482 Arbutus Road, Pasadena, MD 21122

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

**DISPOSITION:** This case was postponed to August 1, 2019, as defendants are working towards abating the zoning violations.

**JUDGE:** McKenna

**NAME OF MATTER: Hall, James L. and Hall, Christine L.**

Location: 1600 Hilltop Rd., Edgewater, MD 21037

Violation: Construction of a shed over 64 square feet without a building permit

**DISPOSITION:** Defendants plead guilty, but abated the violation by removing the shed. The court entered separate Judgments wherein each Defendant must pay a \$500.00 fine within 30 days, plus joint service costs of \$60.00 (for a total of \$1,060.00).

**JUDGE:** Butcher

**NAME OF MATTER: Hamilton, Linda L. and Baumann, Michael**

Location: 1004 Shoreland Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles, junk and oversized vehicles

**DISPOSITION:** Defendants abated the violation prior to court and the County requested the injunction be dismissed.

**JUDGE:** McKenna

**NAME OF MATTER: Han, Hae Y. and Sang K. (Injunction)**

Locations: 346 Hunner Road, Pasadena, MD 21122

Violation: Multi-dwelling (4 units) located on property zoned R1

**DISPOSITION:** This matter was postponed prior to court because the Defendants have appealed the decision of the Board of Appeals rejecting their application for a nonconforming use. The hearing has been reset to October 3, 2019.

**JUDGE:** N/A

**NAME OF MATTER: Johnson, Michael (Injunction)**

Location: 344 Forest Beach Road, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles.

**DISPOSITION:** Defendant abated the violation prior to court and the case was closed. However, the February 7, 2019 Judgment remains in effect.

**JUDGE:** McKenna

**NAME OF MATTER: Molder, Robert and Pauline (Contractor is Additions, Etc., LLC)**

Location: 139 McKinsey Road, Severna Park, MD 21146

Violation: Construction of roof and deck without the required building permit

**DISPOSITION:** This case is against the contractor, Additions, Etc., LLC only. Defendant failed to appear in court and a Judgment on Affidavit was entered ordering a fine of \$1,000.00 plus service costs of \$55.00 (for a total of \$1,055.00) to be paid within 30 days.

**JUDGE:** Butcher

**NAME OF MATTER: Parrish, Murrell, Jr. (EBC)**

Location: 7957 Elizabeth Road, Pasadena, MD 21122

Violation: Contempt – Construction of a deck and shed without permits

**DISPOSITION:** The parties entered into a Consent Judgment in which Defendant agreed to obtain the building permit for the illegal construction by August 30, 2019. A review hearing was set for August 22, 2019, and the County agreed to request that the hearing be canceled if the violation has been abated by that time. The previous fine of \$250.00 was imposed as judgment.

**JUDGE:** Butcher

**NAME OF MATTER: Portillo, Jose W.**

Location: 1114 Crain Highway, NW, Glen Burnie, MD 21061

Violation: Construction of an addition wall under an expired building permit (B02326488)

**DISPOSITION:** Defendant failed to appear in court, so a Judgment on Affidavit was issued ordering a fine of \$125.00 plus \$45.00 in service costs (for a total of \$170.00) to be paid within 30 days. Defendant is also ordered to diligently pursue the necessary permits/variances within 30 days.

**JUDGE:** Butcher

**NAME OF MATTER:** Roberson, Magaly E.

Location: 201 Evergreen Road, Severna Park, MD 21146

Violation: Operation of a multi-family dwelling in a residential zone without a zoning certificate of use

**DISPOSITION:** Defendant failed to appear and a judgment was entered ordering Defendant to cease operation of a multi-family, semi-detached dwelling (or anything other than a single family dwelling) within 30 days. A fine of \$1,000.00 and service costs of \$55.00 were imposed as judgment (for a total of \$1,055.00).

**JUDGE:** McKenna

**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 August 1, 2019, as the Defendant is selling the property to an adjacent property owner and the sale should be completed by that date. The adjacent property owner has been working with the County to abate the violation.

**JUDGE:** McKenna

**NAME OF MATTER:** Sellars, Scott (Klinkety Klank Development, LLC, et al.)

Location: 101 Riggins Court (a/k/a 413 (A) 3rd Avenue, SW,) Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicle

**DISPOSITION:** Defendant abated the violation prior to court and the County requested the injunction be dismissed.

**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:** A Consent Judgment was entered. Defendant agreed to diligently pursue the pending grading permit by responding to the County's comment letter within 30 days, which includes submitting all appropriate stormwater management plans, plans to address the illegal fill on the property, plans to stabilize and maintain all areas of the property graded and filled without approval. Defendant is to respond to any subsequent comments within 30 days until the permit is issued. The permit is to be completed within 365 days of issuance. Inspectors have right of entry upon notice via defendant's attorney once the permit is issued. A review hearing is set for September 5, 2019 to evaluate progress of the permits and to determine whether further judicial action should be taken.

**JUDGE:** Mosley

**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:** Defendants failed to appear in court. The case was dismissed as to Stephen and Theresa Vetter, as a Quitclaim Deed removed them as owners of property. The court entered a Default Judgment against Brian and Claire Vetter wherein a fine of \$625.00 each was imposed, plus service costs of \$162.60 (for a total of \$1,412.60), to be paid within 30 days. Defendants were also ordered to abate the violation within 30 days.

**JUDGE:** McKenna