

CODE ENFORCEMENT LITIGATION REPORT
MAY 2022

NAME OF MATTER: Alvey, Jr., Gary M. and Shannon M.

Location: 353 (A) Washington Avenue, Glen Burnie MD 21060

Violation: Using land for parking, storage, collection, accumulation or abandonment of any inoperable, wrecked, partially dismantled or destroyed vehicle or any vehicle (including motor vehicles, boats or trailers) that does not display all information required by law, including a current registration plate and validation sticker.

DISPOSITION: Defendants failed to appear in court. Default Judgments were entered against the Defendants ordering them to abate the violation within thirty days of the date of the Judgments by removing all unregistered/inoperable vehicles from the subject property. If the Defendants fail to abate the violation within the thirty days, then the County may abate it at the Defendants' expense. Defendants were ordered to pay fines of \$125.00 each for the violation, plus \$65.00 for service costs.

JUDGE: Hammond

ATTORNEY: CGR

NAME OF MATTER: Bay Ridge RD, LLC

Location: 1120 Bay Ridge Road, Annapolis, MD 21403

Violation: Use not allowed; failure to comply to conditional uses; no certificate of use

DISPOSITION: The parties agreed to postpone the matter to allow Defendant time to finalize a site plan and abate the violation. The case is reset to October 6, 2022.

Judge: N/A

ATTORNEY: LKT

NAME OF MATTER: Bee's Nest, LLC

Location: 0 Severn Road, Severna Park, MD 21146

Violation: Construction of a deck and fence without the required building permit

DISPOSITION: The case was postponed because the Defendant was unable to attend. Waiting to receive a new court date.

JUDGE: Mosley

ATTORNEY: EMR

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NAME OF MATTER: Chapman, David C. and Fath, Jennifer D. (EGC)

Location: 8123 Ventnor Road, Pasadena, MD 21122

Violation: Unauthorized grading and installation of added lot coverage in the Chesapeake Bay Critical Area and Buffer Modification Area.

DISPOSITION: The Court reset the matter to September 8, 2022.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: FINNERTY, Matthew & DOUTHAT, Lacey (INJUNCTION)

Location: 8030 Longhill Road, Pasadena MD 21122

Violation: Outside storage of unregistered vehicles.

DISPOSITION: The Court postponed the matter at the County's request. The property is in the process of being sold by a Trustee pursuant to a Court order. The County requested a postponement to allow the process to proceed in order to ascertain what parties emerge with authority over the property.

JUDGE: Pryal

ATTORNEY: CGR

NAME OF MATTER: Hoover, Marlene K.

Location: 41 Dorba Court, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear and the Court entered a contempt judgment which requires Defendant to tag or remove all unregistered vehicles within thirty days. Defendant is ordered to pay the previously imposed fine of \$1,000 along with an additional \$1,000 fine for contempt of court.

JUDGE: McKenna

ATTORNEY: LKT

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NAME OF MATTER: Howard, Avan and Ivory

Location: 7462 Race Road, Hanover, MD 21076
Violation: Outside storage of unregistered vehicles

DISPOSITION: The violations were abated prior to trial and the County dismissed the case.

Judge: McKenna

ATTORNEY: LKT

NAME OF MATTER: Hudson, Sylvester

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

DISPOSITION: Case dismissed as defendant is deceased.

JUDGE: Pryal

ATTORNEY: CGR

NAME OF MATTER: Kusick, George S., Jr. and Janet

Location: 113 5th Avenue, Baltimore, MD 21225
Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendants failed to appear and a default Judgment was entered against each Defendant ordering them to abate the violation within ninety days of the date of the Judgments by removing all unregistered/inoperable vehicles from the subject property. If the Defendants fail to abate the violation within the ninety days, then the County may abate it at the Defendants' expense. A fine of \$250.00 was imposed against each Defendant for the violation, and service costs of \$60.00 was imposed (for a total amount of \$560.00).

JUDGE: Hammond

ATTORNEY: EMR

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NAME OF MATTER: Lutov, Andrea (formerly named Wiebking, Jeffrey)

Location: 3900 Patuxent River Road, Davidsonville, MD 21035

Violation: Unregistered vehicles / Trash and debris / Junkyard, Commercial vehicle in RA zone, Illegal recyclables recovery/junk/scrap yard, Portable storage containers in residential zone, Unfinished addition - inspections required

DISPOSITION: Matter proceeded forward on building and grading violations that were deferred in November. Defendant failed to appear. Judgment entered requiring defendant to diligently pursue permits or remove illegal additions. County authorized to remove if defendant fails to do so.

Judge: McKenna

ATTORNEY: KPK

NAME OF MATTER: Manns Management Services, Inc. (EBC)

Location: 7501 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Unsafe structure and unsafe pier

DISPOSITION: The parties agreed to postpone the matter to allow Defendants time to submit the remaining permits. The case is reset to October 6, 2022.

JUDGE: McKenna

ATTORNEY: LKT

NAME OF MATTER: Mueller, Henry and Gloria

Location: 5909 Milton Ave., Deale, MD 20751

Violation: Grading and construction without a permit, and development without an approved stormwater management plan in the Chesapeake Bay Critical Area. In addition, approval required for grading in the buffer. Stop Work Order Issued.

DISPOSITION: The parties sought a joint postponement request to allow additional time for the recently submitted permit applications to be reviewed. The Court granted the postponement request.

JUDGE: Butcher

ATTORNEY: CGR

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NAME OF MATTER: Pukuma, Dzarnyi

Location: 714 Sunnyfield Lane, Baltimore, MD 21225

Violation: Operating an unauthorized contractor's yard in a R5 zoning district; outside storage of unregistered vehicles and junk; maintaining commercial grading equipment on a R5 zoned lot

DISPOSITION: Matter dismissed; defendant abated prior to trial and paid \$4,000 fine

JUDGE: McKenna

ATTORNEY: KPK

NAME OF MATTER: Reeder, Joe P.

Location: 411 Wirth Road, Glen Burnie, MD 21061

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

DISPOSITION: The Court postponed the matter at the Defendant's request to allow Defendants more time to submit necessary zoning applications.

JUDGE: Butcher

ATTORNEY: CGR

NAME OF MATTER: Rojas, Joel Guzman and Galvan, Sara Hernandez and Galvan, Diego Hernandez (Injunction)

Location: 751 Generals Highway, Millersville MD

Violation: Parking of oversized vehicles in a residential zone; No Certificate of Use; Use of property for a landscape business.

DISPOSITION: A Consent Judgment was entered ordering the Defendants to remove any oversized vehicles and to cease use of the subject property for a commercial use without a certificate of use within thirty days of the date of the Judgment. If the Defendants fail to abate the violation within thirty days, then the County may abate at the Defendants' expense. The Defendants were ordered to pay service costs of \$75.00, and a fine of \$3,000.00 was suspended.

JUDGE: Butcher

ATTORNEY: CGR

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NAME OF MATTER: Shrader, James and Cheryl (Injunction)

Location: 7925 Royal Mint Place, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants filed a postponement request prior to trial, which was granted. The reset date is to be determined.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Smuck, Stanley J.

Location: 110 Arundel Corporation Drive, Glen Burnie, MD

Violation: Contempt - Grading without a permit or an approved stormwater management plan

DISPOSITION: Matter postponed to August 2, 2022. Defendant had just received and responded to comment letter prior to trial.

JUDGE: McKenna

ATTORNEY: KPK

NAME OF MATTER: Starlings, Ronald D.

Location: 1422 Shot Town Road, Annapolis, MD 21409

Violation: Contempt - Unauthorized construction of a deck, carport foundation and retaining walls - expired building permit

DISPOSITION: The parties agreed to a final postponement to allow Defendant to apply for a grading permit and perfect the expired building permits. If no action is taken by the next Court date, the County will be requesting Defendant demolish the illegal structures or will perform County abatement. The case is reset to August 4, 2022.

JUDGE: McKenna

ATTORNEY: LKT

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MAY 2022

NAME OF MATTER: Toronto, Heather L.

Violation: 1514 Jones Station Road, Arnold MD 21012

Description: Storing a shipping cargo container, trailer, truck, compartment, or similar portable storage container in a residential district for more than sixty days.

DISPOSITION: A Consent Judgment was entered ordering the Defendant to remove any shipping containers from the property within ninety days of the date of the Judgment. If the Defendant fails to abate the violation within ninety days, then the County may abate at the Defendant's expense. The Defendant was ordered to pay service costs of \$40.00, and a fine of \$125.00, of which \$75.00 was suspended.

JUDGE: Hammond

ATTORNEY: CGR

NAME OF MATTER: Wiskman, Edward H.

Violation Address: 8124 Forest Glen Drive, Pasadena, Maryland 21122

Violation: Construction of structure and pier located found to be unsafe and open to casual entry. Ordered to raze and secure structure on or before February 15, 2021.

DISPOSITION: Defendant failed to appear and a Default Judgment was entered ordering the Defendant to secure the property against casual entry within three days, apply for necessary building or demolition permits within ten days, and diligently pursue completion of those permits. If Defendant fails to apply for the necessary permits, Defendant shall apply for demolition permit to abate violation. If Defendant fails to comply with timelines, the County is authorized to raze the structure and abate the violation. Defendant was ordered to pay service costs of \$75.00.

JUDGE: Butcher

ATTORNEY: CGR