

**CODE ENFORCEMENT LITIGATION REPORT
DECEMBER 2020**

NAME OF MATTER: Adams, Billy, Jr.

Location: 558 Center Street, Glen Burnie, MD 21061
Violation: Construction of an accessory structure over 64 square feet without the required building permit

DISPOSITION: Defendant failed to appear for trial on December 3, 2020, and a default Judgment of Constructive Civil Contempt was entered ordering the Defendant to abate the violation by applying for a permit for the illegally constructed accessory structure within thirty days of the date of the Judgment, and thereafter to diligently pursue completion of the permit. If the Defendant fails to comply with the Judgment, then the Defendant is required to remove the accessory structure pursuant to a demolition permit. A fine of \$500.00 was entered for Defendant's contempt of court, and service costs of \$50.00 were imposed, for a total of \$550.00.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Allen, Nancy (EzC)

Location: 456 Riverside Drive, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter was set for trial on December 3, 2020. A Consent Judgment was entered ordering the Defendant to abate the violations within five months of the date of the judgment by removing all unregistered/inoperable vehicles and junk from the subject property. If the Defendant fails to abate the violations within the five months, then the County may abate the violations at the Defendants' expense. A fine of \$125.00 was entered for the violation, a fine of \$1,875.00 was suspended pending compliance, and service costs of \$56.65 were entered, for a total of \$181.65.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Arrazola, Reynadlo & Norma B. (Injunction)

Location: 1218 Wilson Road, Glen Burnie MD 21060
Violations: Grading, clearing, filling 100 foot stream buffer encroachment; development without an approved stormwater management plan.

DISPOSITION: The Defendant requested to postpone this matter, and their attorney entered his appearance the day before trial. Postponement granted and reset to June 3, 2021.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Backert, Jr., John W. & Joy (deceased)

Location: 212 Benmere Road, Glen Burnie MD 21061
Violation: Parking, storage, collection, abandonment of any inoperable, wrecked, partially dismantled or destroyed vehicle including motor vehicles, boats or trailers that does not display all information required by law, including current registration plates and validation stickers.

DISPOSITION: A Motion for revised Judgment granted and signed requiring payment of fines and costs totaling \$295.00 (\$125.00 of which had been paid prior to the scheduled hearing). The order also gives the Defendant thirty days to abate the violation on the property.

JUDGE: Butcher

ATTORNEY: CGR

NAME OF MATTER: Bishop, Hubert G.

Location: 1737 Saint Margarets Road, Annapolis, MD 21409
Violations: Contempt - Unauthorized grading in the Chesapeake Bay Critical Area; Unauthorized construction - No Permits

DISPOSITION: Defendant appeared but did not have an attorney as required by the Court. The case was postponed to allow Defendant to obtain counsel. The case is reset to June 3, 2021.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Brown, John and Sharon (Injunction)

Location: 7688 Race Road, Jessup MD 20794
Violation: Outside storage of unregistered/untagged vehicles, commercial equipment, junk and debris.

DISPOSITION: The case was postponed prior to court at the County's request as the inspector was unavailable.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Brown, Thomas and Robin

Location: 303 Old Riverside Road, Baltimore, MD 21225
Violation: Accumulation of rubbish on the interior and exterior of the property

DISPOSITION: This matter appeared for trial on December 3, 2020. The Defendants abated the violation prior to the court date and paid the fines associated with the violation. Accordingly, the County dismissed this matter in open court.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Cintron, Denise N. (Injunction)

Location: 1003 Mt. Zion Marlboro Road, Lothian, MD 20711
Violation: Outside storage of Unregistered vehicles, junk and debris, and shipping container, use not permitted and specifically allowed; accessory use on a lot without a principal structure.

DISPOSITION: The defendant requested a postponement to obtain counsel and the postponement was granted. The case is reset to June 3, 2021.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Cintron, Denise N. (Injunction)

Location: 916 Mt. Zion Marlboro Road, Lothian MD 20711
Violation: Outside storage of Unregistered vehicles, junk and debris, and shipping container, use not permitted and specifically allowed; accessory use on a lot without a principal structure.

DISPOSITION: The defendant requested a postponement to obtain counsel and the postponement was granted. The case is reset to June 3, 2021.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Delauder, Susan D. (Injunction)

Location: 7014 Cresthaven Drive, Glen Burnie MD 21061

Violation: Accessory structures (shed) that is less than 64 square feet is required to be at least 5 feet from side lot line; also, placing shed within 5 feet of side or rear lot lines.

DISPOSITION: The case was dismissed as the violation had been abated.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Duvall, Sharon (Injunction)

Location: 7656 Race Road, Jessup MD

Violation: Exceeding use for Nonconforming NC 51-90 for auto repair and garage with separate office.

DISPOSITION: The case was postponed prior to court at the County's request as the inspector was unavailable.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Fiber Optic Construction, LLC

Location: 546A Arundel Avenue, Glen Burnie, MD 21061

Violation: Grading permit and approved stormwater management plan required for grading in excess of 5,000 sq. ft.

DISPOSITION: The parties sought a joint postponement request to allow Defendant additional time to abate the violation; Defendant has been making some progress to abatement the violation, but has been stalled due to issues relating to Covid-19. The Court granted the postponement request and reset this matter to June 3, 2021.

JUDGE: Butcher

ATTORNEY: EMR

NAME OF MATTER: Gable, Paul P. and Shonette P.

Location: 7948 Ft. Smallwood Road, Baltimore, MD 21226
Violation: Construction of a new tenant space without the required building permit

DISPOSITION: This matter appeared in court on December 3, 2020. The Defendants abated the violation and the County dismissed this matter.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Graybill, Lori W. (INJUNCTION)

Location: 5950 Solomons Island Road, Tracy's Landing MD 20779
Violation: No certificate of use; No Special Exception; Outside storage of construction materials; Use not specifically allowed.

DISPOSITION: This matter was called for trial and postponed to allow an opportunity for inspectors to walk the property with the owners and identify any violations that need to be abated. The owners have filed for necessary permits and exceptions, and have made progress on abatement process. Case has been reset to June 3, 2021.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Hasnain, Kashif

Location: 7917 Wellesley Court, Pasadena, MD 21122
Violation: Excessive amount of dog waste on property

DISPOSITION: This matter appeared for trial on December 3, 2020. The Defendant abated the violation prior to the court date, and the County dismissed this matter in open court.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Herring Bay Properties, Inc.

Location: 5720 Deale Churchton Road, Deale, MD 20751

Violation: Failure to maintain stormwater management practice(s); SWMA#86-231; Grading Permit No. G00202125

DISPOSITION: The parties agreed to postpone the matter to allow Defendant more time to abate the violation. The case is reset to June 3, 2021.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Huth, Brent

Location: 1201 Villa Isle Court, Pasadena, MD 21122

Violation: Outside storage of junk and unregistered vehicles; construction of shed without the required permit

DISPOSITION: This matter appeared for trial on December 3, 2020. A joint postponement request was made to allow the Defendant additional time to abate the violations. The Court granted the postponement request and reset this matter to June 3, 2021.

JUDGE: McKenna

ATTORNEY: EMR

NAME OF MATTER: Johnson, Daniel K, Estate of (Injunction)

Location: 234 Elizabeth Avenue, Baltimore, MD 21225

Violation: Unsafe Structure

DISPOSITION: The Defendant appeared for trial and a consent Judgment was entered. The Estate has three days to secure the property against casual entry, seven days to apply for the necessary demolition permit, and shall diligently pursue completion of those permits. If the Estate fails to take the necessary action, the County can abate the violation.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: Kirkpatrick, Jonathan A.

Location: 610 Hopkins Street, Baltimore, MD 21225

Violation: Failure to maintain the swimming pool in a clean and sanitary condition, and in good repair

DISPOSITION: The parties entered into a consent judgment in which Defendant agreed to repair and maintain the pool in a sanitary condition within 120 days. A fine of \$125 was imposed as judgment along with \$50 in service costs for a total of \$175.00.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: MGSR, LLC

Location: 7346 Furnace Branch Road, Glen Burnie, MD 21060

Violation: Construction of an addition without the required building permit

DISPOSITION: The matter called for trial and was postponed to allow more time for abatement. There are no fines or costs associated with the case and the Defendant has obtained the necessary special exception and filed the applications for needed permits. Case reset to June 3, 2021.

JUDGE: Mosley

ATTORNEY: CGR

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: This matter appeared for trial on December 3, 2020. A joint postponement request was made to allow the Defendant additional time to abate the violations. The Court granted the postponement request, but has not yet issued a reset date.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Romero, Jose M. and Figueroa, Isreal, Jr.

Location: 7827 Baltimore-Annapolis Boulevard, Glen Burnie, MD 21060
Violation: Construction of a rear addition - expired building permit B02339480; Failure to complete the required inspections

DISPOSITION: Defendant failed to appear and the Court entered a default Judgment which ordered Defendant to renew and complete the building permit for the addition within thirty days.

Judge: Mosley

Attorney: LKT

NAME OF MATTER: Southfield Homeowners Association II, Inc.

Location: Corner of 101 Southfield Lane and 114 Southfield Road, Glen Burnie, MD 21060
Violation: Extended detention rain garden is not in compliance; G02011948; SWMA #06-6438

DISPOSITION: The Defendant failed to appear and the Court entered a default Judgment which required Defendant to repair the private stormwater management system within thirty days. A fine in the amount of \$250 was imposed as judgment along with \$50 in service costs for a total of \$300.00.

JUDGE: McKenna

ATTORNEY: LKT

NAME OF MATTER: Stivers, William, Sr., and Stivers, William, Jr.

Location: 1300 Damascus Street, Odenton MD
Violation: Outside storage of unregistered vehicles; use of land partially or principally as a junkyard or for the storage of solid waste.

DISPOSITION: The case was postponed prior to trial at the County's request as the inspector was unavailable.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Wengert, Richard and Deitra

Location: 113 4th Avenue, SE, Glen Burnie, MD 21061
Violation: Accumulation of rubbish; improperly stored usable materials

DISPOSITION: This matter appeared for trial on December 3, 2020. The Defendants abated the violation prior to the court date, and the County dismissed this matter in open court.

JUDGE: Mosley

ATTORNEY: EMR

NAME OF MATTER: Whitmore, Richard E., Jr.

Location: 2108 Bay Front Terrace, Annapolis, MD 21409
Violation: Construction of a shed over 64 square feet, new footings, block foundation, and a new bulkhead without the required building permit

DISPOSITION: The Defendant failed to appear and the Court entered a default Judgment ordering Defendant to obtain and diligently pursue a building permit for the shed, footings and block foundation, and bulkhead on the subject property within thirty days. A fine in the amount of \$1,875 along with \$50 in service costs were entered as Judgment for a total of \$1,925.00.

JUDGE: Mosley

ATTORNEY: LKT

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: A review hearing for this matter was postponed and reset for February 4, 2021.

JUDGE: Mosley

ATTORNEY: CGR