

**CODE ENFORCEMENT LITIGATION REPORT
SEPTEMBER 2023**

NAME OF MATTER: Allen, Mariam (Deceased) / Meyers, Linda (INJUNCTION)

Location: 819 Riverside Drive, Pasadena MD 21122
Violation: Unregistered Vehicle

DISPOSITION: Defendant failed to appear in court. A Default Judgment of Constructive Civil Contempt was entered against the Defendant with purge conditions that the Defendant abate the violation within thirty days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property. The Defendant also must pay the previously imposed fines and costs of \$575.00, the previously suspended fine of \$1,500.00, and the service costs of \$150 within thirty days. If the Defendant fails to comply with the purge conditions, then the County may abate it at the Defendant's expense and an additional fine of \$2,000 is imposed.

JUDGE: Butcher

ATTORNEY: CGR

NAME OF MATTER: Ambrose, Christine and Meyers, John E., III

Location: 110 Camrose Avenue, Baltimore, MD 21225
Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on September 12, 2023. Defendants failed to appear. Violations were abated prior to the court hearing. Case was dismissed against Defendants in open court.

JUDGE: O' Malley

ATTORNEY: SL

NAME OF MATTER: Bob Lester's Tree Service, Inc. (268 Bywater Road)

Location: 268 Bywater Road, Gibson Island, MD 21056
Violation: Grading without a permit; grading without an approved stormwater management plan; clearing and grading in the Critical Area buffer.

DISPOSITION: The Defendant requested a postponement to review the County's evidence and the County consented to the postponement. The case is reset to October 10, 2023.

JUDGE: O'Malley

ATTORNEY: LKT

NAME OF MATTER: Bob Lester's Tree Service, Inc. (723 Broadwater Way)

Location: 723 Broadwater Way, Gibson Island, MD 21056

Violation: Grading without a permit; grading without an approved stormwater management plan; clearing and grading in the Critical Area buffer

DISPOSITION: The Defendant requested a postponement for time to review the County's evidence and the County consented to the postponement.

JUDGE: O'Malley

ATTORNEY: LKT

NAME OF MATTER: Bob Lester's Tree Service, Inc. (731 Broadwater Way)

Location: 731 Broadwater Way, Gibson Island, MD 21056

Violation: Grading without a permit; grading without an approved stormwater management plan; clearing and grading in the Critical Area buffer

DISPOSITION: The Defendant requested a postponement to allow time to review the County's evidence and the County consented to the postponement.

JUDGE: O'Malley

ATTORNEY: LKT

NAME OF MATTER: Bradford, James L. and Talya D.

Location: 789 Oak Stump Drive, Millersville, MD 21108

Violation: Oversized vehicle

DISPOSITION: This matter appeared in court on September 12, 2023. The violation was abated prior to the court date. The County entered the citation as nolle prosequi in open court.

JUDGE: O'Malley

ATTORNEY: KDD

NAME OF MATTER: Chilcoat, Patricia (Deceased) and Rodriguez-Chilcoat, Amie P.

Location: 1705 Vineyard Trail, Annapolis, MD 21401
Violation: Construction of a deck without the required building permit

DISPOSITION: The violation was abated prior to trial and the County dismissed the case.

JUDGE: Butcher

ATTORNEY: LKT

NAME OF MATTER: Chung, Bill and Sang O.

Location: 2033, 2034 & 2035 Citrus Avenue, Jessup, MD 20794
Violation: Enclosure of a roofed porch without the required building permit; non-compliance and working over a Stop Work Order; Clearing, dumping and grading without a grading permit

DISPOSITION: Defendant retained an attorney who had a conflict and was not able to be present at the hearing. The parties agreed to postpone the matter.

JUDGE: Butcher

ATTORNEY: LKT

NAME OF MATTER: Clark, Michael C. (EBC)

Location: 211 N. Hammonds Ferry Road, Linthicum Heights, MD 21090
Violation: Unsafe structure open to casual entry

DISPOSITION: The violation was abated prior to trial and the County dismissed the case.

JUDGE: Butcher

ATTORNEY: LKT

NAME OF MATTER: Clemons, James and Wanda (Injunction)

Location: 9243 Ft. Smallwood Road, Pasadena, MD 21122

Violation: Construction of interior renovations to second story without a building permit (permit #B02286069 expired)

DISPOSITION: The parties sought a joint postponement request to allow the Defendant additional time to abate the violations and obtain inspections. The Court granted the postponement request and the case was reset to November 2, 2023.

JUDGE: Butcher

ATTORNEY: CGR

NAME OF MATTER: D & H Demolition LLC

Location: 2025 Dorsey Road, Glen Burnie, MD 21061

Violation: Construction of an accessory structure without an approved building permit. Stop work order issued

DISPOSITION: The case was postponed at the request of the County as Inspector Kellermeyer was unavailable for the trial date.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Dands, George M.

Location: 851 Harbor View Terrace, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in Court on September 7, 2023. Defendant failed to appear. A Judgment on Affidavit was entered against the Defendant ordering the Defendant to abate the violation within thirty days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property. Defendant shall pay a fine of \$1,000.00 for the violation and \$60.00 for service costs (for a total amount of \$1,060.00).

JUDGE: Mosley

ATTORNEY: KDD

NAME OF MATTER: Dean-Boxall, Sharon

Location: 1303 Hillcrest Rd., Glen Burnie MD 21061

Violation: Two principal structures on one lot, the two structures consist of a duplex dwelling and a semi-detached dwelling.

DISPOSITION: The property was brought into compliance following new legislation. Case dismissed.

JUDGE: Butcher

ATTORNEY: CGR

NAME OF MATTER: Debord, Christopher G. and Georgine

Location: 7193 Ohio Avenue, Hanover, MD 21076

Violation: Outside storage of unregistered vehicles, junk and portable storage container

DISPOSITION: This matter appeared in court on September 7, 2023. Defendants appeared. Per the request of both parties, the matter was postponed. Defendants continue to actively abate the violations. The hearing will be reset for November 2, 2023.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Domowski Properties, LLC

Location: 560 Arundel Avenue, Glen Burnie, MD 21061

Violation: Grading without a permit

DISPOSITION: Defendant failed to appear. Default Judgment entered. Fine of \$1,625.00 and \$53.60 service costs imposed. Defendant to diligently pursue abating the violations (applying for necessary permits and responding to any comments) within thirty days.

JUDGE: Butcher

ATTORNEY: ANH

NAME OF MATTER: Elion, Kevin E.

Location: 1985 Goose Neck Rd., Pasadena MD 21122
Violations: Unauthorized construction of an addition to house.

DISPOSITION: The case was postponed prior to court at the request of the defense attorney.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Elion, Kevin E. and Davis, William

Location: 1985 Goose Neck Road, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles

DISPOSITION: Case postponed prior to trial at the request of Elion.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Elliott, Donald O.

Location: 8461 Main Avenue, Pasadena, MD 21122
Violation: Failure to maintain the swimming pool in a clean and sanitary condition, and in good repair

DISPOSITION: This matter appeared in court on September 7, 2023. Defendant appeared. Violation was abated prior to the court hearing. Case was dismissed against Defendant in open court.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Gore, Joan A.

Location: 400 Audrey Avenue, Baltimore, MD 21225
Violation: Accumulation of rubbish; rodent harborage

DISPOSITION: This matter appeared in court on September 12, 2023. The parties sought a joint postponement request to allow the Defendant additional time to obtain counsel. The Court granted the postponement request. The matter will be reset for a new trial date approximately six weeks from September 12, 2023.

JUDGE: O'Malley

ATTORNEY: KDD

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 remove or cover the unsanitary pool within fourteen days. A previously suspended fine of \$475 was imposed as judgment along with \$60 in service costs for a total of \$535.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: McManus, Charles, III

Location: 6837 Baltimore Annapolis Boulevard, Linthicum, MD 21090

Violation: Accumulation of rubbish/garbage; Improper storage of useable materials; Swimming pool shall be maintained in a clean and sanitary condition, and in good repair

DISPOSITION: The case went to trial and the Judge found in favor of the County. The Court entered an order requiring Defendant to remove all trash and improperly stored useable material and remove the unsanitary swimming pool within thirty days. A fine in the amount of \$375.00 was imposed as judgment along with \$60.00 in service costs for a total of \$435.00.

JUDGE: Butcher

ATTORNEY: LKT

NAME OF MATTER: Pangle, Jr., Dallas L. & Susan F.

Location: 7576 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Contempt -- Outside storage of vehicles not properly tagged and maintenance of solid waste in the Chesapeake Bay Critical Area

DISPOSITION: This matter appeared in court on September 7, 2023. Defendant appeared. Consent Judgment of Civil Constructive Contempt was entered with the Defendant ordering the Defendant to abate the violation within sixty days of the date of the Judgment by removing any and all junk and solid waste from the subject property. All fines were suspended pending compliance. A review hearing is scheduled for November 2, 2023. If Defendant fails to abate the violation by the November 2, 2023 review hearing, the County will request that jail time be imposed on the Defendant.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Phelps, John

Location: 3424 Pike Ridge Road, Edgewater, MD 21037

Violation: Outside storage of junk, unregistered vehicles, oversize vehicles and commercial equipment

DISPOSITION: Defendant appeared. Consent judgment entered. Fine of \$4000 suspended pending compliance. Service costs of \$75.00 imposed. Defendant to abate the violations within sixty days.

JUDGE: Butcher

ATTORNEY: ANH

NAME OF MATTER: Reese, Martin L., Jr. (166 B&A, LLC)

Location: 166 Baltimore Annapolis Boulevard, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in court on September 7, 2023. Defendant appeared. Per the request of the Defendant, the matter was postponed. The hearing is reset to December 7, 2023.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Saffran, Evan W.

Location: 257 Hammerlee Road, Glen Burnie, MD 21060

Violation: Operating a contractor's yard in a R5 zoned district; no Certificate of Use

DISPOSITION: Defendant failed to appear. Default judgment entered. Fine of \$1000 and service costs of \$170 imposed. Defendants to abate the violations within thirty days.

JUDGE: Butcher

ATTORNEY: ANH

NAME OF MATTER: Second Chance Recovery House, LLC

Location: 1207 Aster Drive, Glen Burnie, MD 21061

Violation: Demolition and construction of a retaining wall without the required building permit

DISPOSITION: Defendant appeared with counsel. Consent judgment entered. Fine of \$500 suspended pending compliance. Defendant ordered to apply for and obtain the necessary permits within thirty days to demolish the unsafe structure.

JUDGE: O'Malley

ATTORNEY: ANH

NAME OF MATTER: Simms, Christina

Location: 8465 Bussenius Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on September 7, 2023. Defendant appeared. Violation was abated prior to the court hearing. Case was dismissed against Defendant in open court.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Stevens, David

Location: 5306 Ritchie Highway, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on September 12, 2023. Defendant failed to appear. A Judgment on Affidavit was entered against the Defendant ordering the Defendant to abate the violation within thirty days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property. Defendant shall pay a fine of \$250.00.

JUDGE: O'Malley

ATTORNEY: KDD

NAME OF MATTER: Walker, Seymour S.

Location: 307 Baltimore Avenue SW, Glen Burnie, MD 21061

Violation: Construction of a deck without the required building permit

DISPOSITION: This matter appeared in court on September 7, 2023. Defendant failed to appear. A Default Judgment was entered against the Defendant ordering the Defendant to abate the violation within thirty days of the date of the Judgment by applying for a permit for the deck on the subject property. Defendant shall pay a fine of \$125.00 for the violation and \$52.40 for service costs (for a total amount of \$177.40).

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Watts, Chris D.

Location: 1330 Yorktown Road, Annapolis, MD 21409

Violation: Outside storage of unregistered and commercial vehicles

DISPOSITION: Joint postponement as the Board of Appeals decision affecting the use of the property was issued two days prior to trial date.

JUDGE: Butcher

ATTORNEY: CGR