

**Code Enforcement Litigation Report
August 2016**

NAME OF MATTER: 100 Arundel Corporation Road, LLC

Location: 100 Arundel Corporation Road, Glen Burnie, MD 21060

Violation: Contempt – Grading without a permit in the **Chesapeake Bay Critical Area** buffer

DISPOSITION: The Defendant did not appear and a Judgment in the amount of \$10,000 was entered against the Defendant.

JUDGE: Legum

NAME OF MATTER: 766 Route 3 North, LLC

Location: 766 Route 3 North Lane, Gambrills, MD 21054

Violation: Grading in excess of 5,000 square feet without a permit; development without an approved stormwater management plan

DISPOSITION: This citation was entered *nolle prosequi* due to error. An injunction is being filed with the Court.

JUDGE: Miller

NAME OF MATTER: Bagdasian, Michael

Location: 116 Polling House Road, Harwood, MD 20776

Violation: Outside storage of unregistered vehicles and junk; use not permitted; no certificate of use

DISPOSITION: This case was removed from the docket prior to Court because the Defendant is deceased. Personal Representatives of the property are abating the violations and have filed for a certificate of use.

JUDGE: N/A

NAME OF MATTER: Bateman, Leonard J., III

Location: 8469 Bussenius Road, Pasadena, MD 21122

Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: The contempt was dismissed because the Defendant abated the violation prior to Court.

JUDGE: McKenna

NAME OF MATTER: Breidenbach, Robert and Patricia

Location: 1220 Cathedral Drive, Glen Burnie, MD 21061

Violation: Contempt – Storage of unregistered/untagged vehicles; junk and debris

DISPOSITION: This matter was called on August 8, 2016 under Case No. D-07-CV-16-000730. Defendants did not appear and the County requested a Body Attachment in the amount of \$250. On the subsequent Court date on August 25, 2016, the inspector stated that the property was now in compliance and the Show Cause was dismissed.

JUDGE: McKenna

NAME OF MATTER: Brush, Robert

Location: 306 14th Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendant failed to appear and a Judgment was entered in favor of the County in the amount of \$125.00. The Order also demands that Defendant abate the violation.

JUDGE: Legum

NAME OF MATTER: Burnopp, Nancy

Location: 1296 Bacon Ridge Road, Crownsville, MD 21032

Violation: Operation of business in RA zone; outside storage of unregistered vehicles, junk and debris; outside storage of oversized vehicles; no certificate of use

DISPOSITION: This matter was postponed until November 2016 to provide the Defendant time to consult and engineer.

JUDGE: Miller

NAME OF MATTER: Carroll, Shelly A.

Location: 8448 Maryland Road, Pasadena, MD 21122

Violation: Construction of an addition, deck, and pool without the required permits

DISPOSITION: This matter was postponed, as the Defendant was not present. The matter was postponed until September 29, 2016.

JUDGE: McKenna

NAME OF MATTER: Cropper, Lee and Kimberly

Location: 8211 Harborview Drive, Pasadena, MD 21122

Violation: Disturbance of over 5,000 square feet of ground without the grading, stormwater management and zoning authorizations

DISPOSITION: This matter was postponed to October 6, 2016 by agreement of both parties.

JUDGE: Miller

NAME OF MATTER: Daugherty, Jean H., II

Location: 1735 Ridgely Road, Edgewater, MD 21037

Violation: Construction of garage without the required building permit

DISPOSITION: Fine of \$500 paid prior to Court. Defendant signed a Consent Order agreeing to abate the violation by applying for all required permits within 30 days and diligently pursuing completion of the same. Permit to be completed by Jan. 1, 2017, or a fine of \$1,000 may be imposed.

JUDGE: Legum

NAME OF MATTER: DePasquale, Dan

Location: 260 9th Street, Pasadena, MD 21122

Violation: Outside storage of an oversized vehicle; operation of paving business in a district zoned R2; maintaining property as a contractor's yard in the R2 zone

DISPOSITION: This matter was dismissed per the inspector, as the violations were abated.

JUDGE: Legum

NAME OF MATTER: Evergreen Ventures, LLC

Location: 4760 Bayfields Road, Harwood, MD 20776

Violation: Contempt – Construction of a home without permits; noncompliance with the following expired permits: B02106661, B02107720, B02186527, E02156335, M02093453, P02066730 and P02120233

DISPOSITION: This matter was postponed to September 1, 2016. The Defendant is to advise the County of its timeline for demolition before the next hearing

JUDGE: Miller

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. The next review hearing is scheduled for September 1, 2016.

JUDGE: Miller

NAME OF MATTER: Goodspeed, John D.

Location: 1724 Westmoreland Trail, Annapolis, MD 21401

Violation: Outside storage of unregistered vehicles

DISPOSITION: This case was removed from the docket prior to Court because the Defendant has not been served.

JUDGE: N/A

NAME OF MATTER: Granger, Michael

Location: 1624 Furnace Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Defendant signed a Consent agreement agreeing to remove all unregistered and inoperable vehicles and junk and solid waste within 60 days. Fines of \$500 on each citation were suspended pending Defendant's compliance. Service costs of \$60 were imposed as a Judgment against Defendant.

JUDGE: Legum

NAME OF MATTER: Hilterbrick, Robert and Dorothy

Location: 1208 Crawford Drive, Glen Burnie, MD 21061

Violation: Unsafe structure, open to casual entry

DISPOSITION: This matter was unserved and, therefore, postponed so that the County can continue seeking a personal representative for this property.

JUDGE: Legum

NAME OF MATTER: Hoe, Edward and Denise

Location: 616 Old Stage Road, Glen Burnie, MD 21061

Violation: Operating a multi-family dwelling in a R5 zoned district without zoning approval

DISPOSITION: This matter was postponed until 2017 because the Defendants are filing an appeal with the Board of Appeals to obtain a certificate of non-conforming use.

JUDGE: McKenna

NAME OF MATTER: Jacobs, Darrin Michael, David L. and Shirley A.

Location: 7766 Solley Road, Glen Burnie, MD 21060

Violation: Contempt – Construction of an accessory structure without permits; grading without a permit or Stormwater Management Plan

DISPOSITION: This matter was postponed prior to Court.

JUDGE: N/A

NAME OF MATTER: Jang, Jin H.

Location: 7672 W. Baltimore Annapolis Road, Severn, MD 21144

Violation: Construction of interior and exterior renovations without the required building permit

DISPOSITION: This case was removed from the docket prior to Court because the Defendant was not served.

JUDGE: N/A

NAME OF MATTER: Jarboe, Jeffrey and Jennings, Megan

Location: 523 Herring Avenue, Tracey's Landing, MD 20779

Violation: Non-compliance of building permit B02313622

DISPOSITION: The Defendants were cited for failing to request a final inspection. The Defendants renewed their permit and requested the final inspection. At the inspector's direction, this matter was entered *nolle prosequi*.

JUDGE: Legum

NAME OF MATTER: Jeffers, Bernard O.

Location: 5808 (a/k/a 5810) Ritchie Highway, Baltimore, MD 21225

Violation: Outside storage of junk and unregistered vehicles

DISPOSITION: This matter was postponed until September 6, 2016. The Defendant stated that he is signing a contract to get the property in compliance with the County Code. If the property is not abated by September 6th, the County will have to postpone the hearing and reset it in October because the Defendant will be out of the state.

JUDGE: Miller

NAME OF MATTER: Johnson, Carl L.

Location: 5936 Tyler Road, Deale, MD 20751

Violation: Outside storage of unregistered vehicles, junk and debris, oversized vehicles and a storage container; use not permitted

DISPOSITION: A Consent Judgment was entered wherein Defendant agreed to abate all violations by December 31, 2016. The fine was suspended pending compliance. Service costs of \$50 were imposed as a Judgment against Defendant, which were paid by check after Court.

JUDGE: Miller

NAME OF MATTER: Lott, Charles and Ruth

Location: 1199 Gwynne Avenue, Churchton, MD 20733

Violation: Construction of a deck without the required building permit

DISPOSITION: This matter was postponed to October 4, 2016.

JUDGE: Legum

NAME OF MATTER: Macey, McArthur

Location: 23 Chestnut Hill Avenue, Severna Park, MD 21146

Violation: Operating a tree cutting business in R2 zone without a certificate of use; outside storage of oversized vehicle

DISPOSITION: This case was removed from the docket because the Defendant has not been served.

JUDGE: N/A

NAME OF MATTER: Makarovich, Robert M.

Location: 340 Bar Harbor Road, Pasadena, MD 21122

Violation: Construction of an addition without the required building permit

DISPOSITION: The show cause in this matter was dismissed per the inspector. The Defendants are now in compliance with the County Code.

JUDGE: McKenna

NAME OF MATTER: Matthews, Marion E.

Location: 220 Saint Antons Way, Arnold, MD 21012

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter was postponed to September 1, 2016, as Defendant is hiring an attorney.

JUDGE: Miller

NAME OF MATTER: MBM Investments, LLC

Location: 7918 Solley Road, Glen Burnie, MD 21060

Violation: Contempt – Unauthorized construction of an approximate 50' x 80' accessory structure with four (4) bay doors without building or trade permit(s); unauthorized construction of an approximate 25' x 25' residential addition without building or trade permit; unauthorized construction of a shed greater than 8' x 8' without a building permit; unauthorized grading resulting in approximately 30,000 square feet of disturbance, inclusive of asphalt and gravel parking/storage areas; and stockpiled materials without a grading permit or Stormwater Management Plan authorizations

DISPOSITION: This matter was postponed to September 1, 2016 so Defendant can complete the permits.

JUDGE: Legum

NAME OF MATTER: McClelland, Douglas K.

Location: 743 Eddy Road, Crownsville, MD 21032

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: A Consent Judgment entered wherein Defendant agreed to remove the unregistered vehicles, junk and solid waste within 60 days. The fines were suspended pending compliance.

JUDGE: Miller

NAME OF MATTER: Mitchell, Earl and Hartlove, Angela

Location: 1696 Grandview Road, Pasadena, MD 21122

Violation: Enclosing an existing screen porch without the required building permit

DISPOSITION: Defendants failed to appear. Judgment of \$500 entered against each Defendant, plus \$30 in service costs for each Defendant (for a total of \$1,060). Defendants ordered to apply for permits for the enclosed porch within 30 days and diligently pursue completion of the same.

JUDGE: Legum

NAME OF MATTER: Moon, Candi Sue

Location: 4912 Mariners Drive, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Defendant failed to appear. Judgments of \$500 (each) entered in both citation matters. Defendant ordered to remove all unregistered and inoperable motor vehicles and all junk and solid waste within 30 days. Service costs of \$60 entered as Judgment against Defendant (for a total of \$1,060).

JUDGE: Legum

NAME OF MATTER: Myers, Rodger

Location: 775 Old Herald Harbor Road, Crownsville, MD 21032

Violation: Contempt – Storage of untagged vehicles, junk and debris, and a mobile home; expansion of an approved non-conforming use without special exception

DISPOSITION: The County reported Defendant's progress to the Court, which includes completion of the fence and removal of the modular home. Final inspections need to occur on both and there are a few items that need to be removed from the back portion of the property before the next review hearing. Fines of \$250 per day may be imposed if Defendant fails to bring the property into compliance.

JUDGE: Silkworth

NAME OF MATTER: Ohn-Nuree Mission Church

Location: 1027 Andover Road, Linthicum, MD 21090

Violation: Contempt – Construction of six (6) separate additions to an existing church in separate phases between approximately 2003 and 2013 without required building or trade permit(s)

DISPOSITION: The contempt was dismissed because the Defendant abated the violation prior to Court.

JUDGE: McKenna

NAME OF MATTER: Olympos, LLC

Location: 7756 Baltimore Annapolis Boulevard, Glen Burnie, MD 21060

Violation: Contempt – Construction of a shed (snow ball stand) over 64 square feet without an approved building permit

DISPOSITION: Defendant was not present at Court. The County proceeded with an Affidavit Judgment where the Defendant is to abate the violation within 30 days and pay \$1,000 fine plus \$45 in costs (for a total of \$1,045).

JUDGE: McKenna

NAME OF MATTER: Palmer, David and Carol (Orosco, George)

Location: 1105 Brice Drive, Edgewater, MD 21037

Violation: Grading without a permit

DISPOSITION: The third-party contractor in this matter agreed to a Consent Order wherein he will pay a \$500 fine for cutting trees. The homeowners requested a trial and were found guilty of grading related to the cutting of trees on the subject property. The Court granted them both Probation Before Judgment and a \$150 fine. The Court did not make a ruling related to the mitigation requirements.

JUDGE: Legum

NAME OF MATTER: Perry, John and Carmen

Location: 523 Monterey Avenue, Odenton, MD 21113

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Citation against John Perry was entered *nolle prosequi* at the request of OPZ, as the violations were abated. (Citations against Carmen Perry were entered *nolle prosequi* prior to Court.)

JUDGE: Legum

NAME OF MATTER: Phipps, Harold R.

Location: 603 Ford Road, Deale, MD 20751

Violation: Outside storage of unregistered vehicles and junk and debris

DISPOSITION: A Consent Judgment was entered in this matter providing Defendant with 90 days to abate both violations on the subject property. A Judgment in Citation #2Z35140562 was entered, but the \$1,000 fine was suspended. Citation #3Z35140563 matter was entered *nolle prosequi*.

JUDGE: Legum

NAME OF MATTER: Plummer, Richard T. (EZC)

Location: 13 Jessie Road, Harwood, MD 20776

Violation: Storage of unregistered vehicles, oversized vehicles and junk and debris; operation of commercial business (excavating concrete company) in an RA zone

DISPOSITION: Defendant is making progress towards abatement. The next review hearing is set for October, 6, 2016.

JUDGE: Miller

NAME OF MATTER: Real Estate Enterprises, LLC

Location: 5001 Brookwood Road, Baltimore, MD 21225

Violation: Failure to exterminate a rodent infestation

DISPOSITION: The citation was entered *nolle prosequi* at the request of the Department.

JUDGE: Legum

NAME OF MATTER: Robinson, Allen R. & Teresa L.

Location: 8283 Brock Bridge Road, Laurel, MD

Violation: Contempt – Grading without a permit

DISPOSITION: The Court found that Defendants were not in contempt of Court.

JUDGE: McKenna

NAME OF MATTER: Russell Properties, LLC

Location: 2808 Glen Isle Road, Riva, MD 21140

Violation: Construction of interior and exterior renovations without the required building permit; open to casual entry

DISPOSITION: A Consent Judgment was entered providing the Defendant with one year to obtain an issued building permit. There have been numerous attempts to obtain a septic permit and funding. In light of the fact that there has been continual progress in seeking the septic permit, and a building permit cannot be issued without a completed septic, the Defendant is being granted time to comport with the Order. A fine of \$625 is suspended until August of 2017.

JUDGE: Legum

NAME OF MATTER: Stader, Jeremy M.

Location: 402 Strathspey Road, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendant paid the \$1,000 fine and abated the violation, so the injunction was dismissed.

JUDGE: Miller

NAME OF MATTER: Thompson, Robert, Bret and Julie

Location: 5854 Deale Churchton Road, Deale, MD 20751

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: A Consent Judgment was entered with Bret Thompson requiring Defendant to remove all unregistered and inoperable vehicles within 60 days. The fine of \$125 was suspended pending compliance with the Judgment. Service costs of \$20 imposed as a Judgment against Defendant. The remaining citation for Bret Thompson, as well as all citations for Robert and Julie Thompson, were entered *nolle prosequi*.

JUDGE: Legum

NAME OF MATTER: Tran, Qui

Location: 314 Elizabeth Avenue, Baltimore, MD 21225

Violation: Noncompliance of permit numbers B02276921, B02277086, B02277283 and P02186514

DISPOSITION: The Defendant failed to appear and a Judgment was entered in favor of the County in the amount of \$1,625.00.

JUDGE: Miller