

**Code Enforcement Litigation Report
January 2017**

NAME OF MATTER: Adams, Roland R.

Location: 330 B Forest Beach Road, Annapolis, MD 21409
Violation: Outside storage of junk and unregistered vehicles

DISPOSITION: The Defendant failed to appear. A Judgment was entered for each citation (2) that ordered the Defendant to abate the violation within thirty (30) days, pay a \$125.00 fine, and pay court costs of \$30.00 (for a total of \$310.00).

JUDGE: Mosley

NAME OF MATTER: Albright, Nick

Location: 5205 6th Street, Baltimore, MD 21225
Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendant entered into a Consent Judgment whereby he agreed to abate the violation within thirty (30) days and pay service costs of \$50.00. A fine of \$1,000.00 was ordered but suspended pending compliance.

JUDGE: Mosley

NAME OF MATTER: Alvarez, Edgar and Joanne

Location: 1337 Howard Road, Glen Burnie, MD 21060
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants failed to appear. The court entered a Judgment against each Defendant that ordered a \$125.00 fine (for a total of \$250.00) and abatement within thirty (30) days of the Judgment.

JUDGE: Mosley

NAME OF MATTER: Belt, Corey and Zanett

Locations: 736 Queenstown Road, Severn, MD 21144 and vacant parcel adjacent to 736 Queenstown Road
Violations: Contempt – (1) Zoning violations: outside storage of unregistered vehicles; junk and debris; contractor's yard; (2) Building violations: construction of shed, deck, fence (over 6'), gazebo, pavilion and garage without building permits; and (3) Grading

violations: grading without a grading permit and adding unauthorized impervious surfaces without approved stormwater management plans

DISPOSITION: This matter was postponed for thirty (30) days specifically for the Defendants to submit a grading plan to the County. The next court date is February 23, 2017. The Defendants have been emailing the County proposals, but have not completed a formal submittal. They were told they must submit a formal plan by the next court date.

JUDGE: Mosley

NAME OF MATTER: Booze, John and Joyce, et al

Location: 1224 Lynn Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles; junk and debris

DISPOSITION: This case was dismissed as the violation has been abated.

JUDGE: Mosley

NAME OF MATTER: Brodziak, Thomas

Location: 408 Melrose Avenue, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendant failed to appear. A Judgment was entered that ordered the Defendant to abate the violation within thirty (30) days and ordered a fine of \$125.00 and costs of \$45.00 (for a total of \$170.00).

JUDGE: Mosley

NAME OF MATTER: Covill, Keith

Location: 416 Hillsmere Drive, Annapolis, MD 21403

Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: This matter was postponed for sixty (60) days. The Defendant has tagged all but two jet skis and one trailer on the property.

JUDGE: Mosley

NAME OF MATTER: Deutsche Bank/Altisource Portfolio Solutions

Location: 8256 Lethbridge Road, Millersville, MD 21108

Violation: Outside storage of junk

DISPOSITION: This case was postponed prior to court.

JUDGE: N/A

NAME OF MATTER: Digirolamo, Michael

Location: 581 Rita Drive, Odenton, MD 21113

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: The Defendant failed to appear. A Judgment was entered for each case ordering the Defendant abate the violations within thirty (30) days, and to pay the previously imposed fine of \$125.00 and costs of \$45.00, as well as a contempt fine of \$125.00 and costs of \$50.00 (for a total of \$690).

JUDGE: Mosley

NAME OF MATTER: Downey, Jr., John

Location: 1850 Simms Lane, Hanover, MD 21076

Violation: Mobile home not permitted on residential property

DISPOSITION: This Show Cause was dismissed at the request of the Office of Planning and Zoning.

JUDGE: Mosley

NAME OF MATTER: Einfieldt, James

Location: Locust Trail, Crownsville, MD 21032

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter was taken off the docket because the Court was unable to serve the Defendant. The County will attempt to find an alternate address or file a motion for alternate service if locating the Defendant continues to be an issue.

JUDGE: N/A

NAME OF MATTER: Fieldhouse, Daniel and Mary Ann

Location: 801 Danza Road, Severn, MD 21144

Violation: Contempt – Outside storage of junk and debris

DISPOSITION: Daniel Fieldhouse is deceased. Defendant Mary Ann called the Court to ask for a postponement. The County opposed the postponement request and the Court ruled in favor of the County. Subsequently, a Judgment was entered for a fine of \$5,000. The Judgment also demands that the Defendant abate the violations on the property.

JUDGE: Mosley

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: Defendant is making progress towards abatement. The next review hearing will occur on February 2, 2017.

JUDGE: Mosely

NAME OF MATTER: Gegeshidze, Otari

Location: 579 Nolview Court, Glen Burnie, MD 21061

Violation: Construction of an accessory structure without the required permit

DISPOSITION: The Defendant entered into a Consent Judgment whereby he was ordered to apply for a variance within thirty (30) days and obtain a permit thereafter. A \$500.00 fine was ordered for citation #3Z35141066, but suspended pending compliance. A \$1,000.00 fine plus service costs of \$45.00 were ordered for citation #2Z35141067, but the \$1,000.00 fine was suspended pending compliance.

JUDGE: Mosley

NAME OF MATTER: Houston, Fay M.

Location: 1864 Quebec Street, Severn, MD 21144

Violation: Unsafe structure

DISPOSITION: The Defendant failed to appear. A Judgment was entered that ordered a \$125.00 fine and abatement of the violation within thirty (30) days. Service costs were not applicable in this case.

JUDGE: Mosley

NAME OF MATTER: Huth, Louis G.

Location: 1201 Villa Isle Court, Pasadena, MD 21122

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

DISPOSITION: Defendant failed to appear. A Third Judgment of Constructive Civil Contempt was entered. Defendant was sentenced to a period of 120 days at the detention center, such sentence to be suspended until February 2, 2017. Defendant to remove all unregistered vehicles, junk and solid waste within thirty (30) days. Review hearing scheduled for February 2, 2017, at which time a bench/escape warrant will be issued if Defendant fails to comply with the Judgment.

JUDGE: Mosley

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 to March 2, 2017 as Defendants are in the process of completing permits.

JUDGE: McKenna

NAME OF MATTER: Keegan, Jeanne M.

Location: 1076 Bay Ridge Road, Annapolis, MD 21403

Violation: Contempt – Construction of interior renovations/electrical work without the required permit

DISPOSITION: The contempt action was dismissed as the Defendant abated the violation prior to court.

JUDGE: Mosley

NAME OF MATTER: Kelley, Robert

Location: 771 Tobbin Court, Severn, MD 21144

Violations: Contempt – Unsafe deck; outside storage of unregistered vehicles; junk and debris

DISPOSITION: This matter was removed from the docket for lack of service on the Defendant. The County left a message with the Personal Representative of the Defendant to update her contact information.

JUDGE: N/A

NAME OF MATTER: Kenney, Robert C. and Julia A.

Location: 324 Buena Vista Avenue, Arnold, MD 21012

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: The Defendant entered into a Consent Judgment whereby she agreed to abate the violation within fourteen (14) days. Fines were not ordered and costs were not applicable.

JUDGE: Mosley

NAME OF MATTER: Khan, Hamayun A.

Location: 7177 Baltimore Annapolis Boulevard, Glen Burnie, MD 21061

Violation: Contempt – Outside storage of vehicles, tires and equipment

DISPOSITION: The parties argued Defendant's Motion to Strike Judgment. Motion was taken under advisement. Matter rescheduled for March 2, 2017 before Judge Mosley for ruling.

JUDGE: Mosley

NAME OF MATTER: Kratzer, Mark

Location: 6861 Baltimore-Annapolis Boulevard, Linthicum, MD 21090

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This citation was entered *nolle prosequi* as the violation was abated prior to court.

JUDGE: Mosely

NAME OF MATTER: Locklear, Randy L. and Karen C.

Location: 1025 7th Street, Glen Burnie, MD 21060

Violation: Construction of an accessory structure without the required permit in the
Chesapeake Bay Critical Area

DISPOSITION: This case was postponed until April 6, 2017, at the Defendant's request in order to obtain a decision from the Board of Appeals.

JUDGE: Mosely

NAME OF MATTER: McCrobie, Lester I.

Location: 8917 Twin Ridge Drive, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: This case was rescheduled for April 17, 2017 because the County was unable to verify service on the Defendant.

JUDGE: N/A

NAME OF MATTER: Morrow, Herbert and Beverly

Location: 768 202nd Street, Pasadena, MD 21122

Violation: Outside storage of junk and unregistered vehicles

DISPOSITION: All citations were entered *nolle prosequi* as the violation was abated prior to court.

JUDGE: Mosley

NAME OF MATTER: Olson, Wesley

Location: 5608 Chatham Road, Baltimore, MD 21225

Violation: Unsafe retaining wall

DISPOSITION: This case was postponed to April 6, 2017 at the request of the Defendant.

JUDGE: Mosley

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: Judgment of constructive civil contempt entered. A fine of \$1,000.00 (joint and several) imposed and reduced to a Judgment against Defendants. Defendants ordered to remove all unregistered vehicles, junk, and oversized vehicles within thirty (30) days. A review hearing is scheduled for March 2, 2017.

JUDGE: Mosley

NAME OF MATTER: Patel, Bhailal and Hemangini, et al

Locations: 1871 Betson Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 98 (Patel)
1863 Betson Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 99 (Bengough)
0000 Bucklina Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 104 (Patel)
1874 Bucklina Avenue, Odenton, MD - Tax Map 21, Block 17, Parcel 105 (Patel)

Violations: Contempt – (1) Unauthorized construction of an approximate 28' x 80' addition (in two separate phases) to an existing structure between approximately 2005 and 2007 without building or trade permit(s); and (2) unauthorized ongoing grading and stockpiling activities resulting in greater than 5,000 square feet of disturbance on each of the subject properties without grading permit or stormwater management authorization(s)

DISPOSITION: Case postponed to February 2, 2017 so that Defendant can complete permits.

JUDGE: Mosley

NAME OF MATTER: Paulus, James J.

Location: 1838 Saint Margarets Road, Annapolis, MD 21409

Violation: No certificate of use; exceeding scope of home occupation

DISPOSITION: A motion to continue the case was filed by Defendant's counsel. The case has been postponed until April 2017.

JUDGE: N/A

NAME OF MATTER: Phillips, Leroy and Daniel

Location: 1306 Phil Mar Drive, Hanover, MD 21076

Violation: Outside storage of unregistered vehicles, junk, oversized vehicle and cargo containers

DISPOSITION: This case has been postponed in order to set it with the Defendants' related case on March 2, 2017.

JUDGE: Mosley

NAME OF MATTER: Rupli, William (EBC)

Location: 5776 Swamp Circle Road, Deale, MD 20751

Violation: Contempt – (1) Construction of an addition without a permit; (2) construction of an in-ground pool in non-compliance of building permit B02214246; (3) construction of a porch without a permit; and (4) construction of a fence with an expired permit - all within the **Chesapeake Bay Critical Area**

DISPOSITION: This matter has been postponed to August 27, 2017 by agreement of the parties.

JUDGE: Mosley

NAME OF MATTER: Rupli, William

Location: 5776 Swamp Circle Road, Deale, MD 20751

Violation: Contempt – Installation of hot tub with electric without proper permits in the **Chesapeake Bay Critical Area**

DISPOSITION: This matter has been postponed until August 27, 2017 at the request of Defendant's counsel. The Defendants are progressing with completing the permits and providing the proper submittals.

JUDGE: Mosley

NAME OF MATTER: Sauter, Karla

Location: 3 Carnene Drive, Pasadena, MD 21122

Violation: Construction of second story addition without the required permit

DISPOSITION: The Defendant was present at Court. The inspector confirmed that the Defendant has progressed in accordance with the County's previous request and only two more inspections remain before she can apply for the Occupancy Certificate. The Defendant has a move in date of February 22, 2017; thus, this matter was postponed to the next available March court date.

JUDGE: Mosley

NAME OF MATTER: Schedel, John R. Jr. and Angela

Location: 649 S. Lakeland Road, Severna Park, Maryland

Violation: Grading in the **Chesapeake Bay Critical Area** (removal of 49,000+ square feet of trees from sloped buffer and addition of deck and planter boxes in sloped buffer).
Referral to Critical Area Commission to seek criminal enforcement by MDE.

DISPOSITION: Defendants entered into a Consent Order requiring them to make a \$30,000 Fee in Lieu payment, as well as satisfy mitigation obligations. Note that a \$10,000 fine was timely paid on November 15, 2016. The \$30,000 payment was made on January 18, 2017 (for a total of \$40,000).

JUDGE: Wachs

NAME OF MATTER: Schummer Properties, LLC (Rooming House Injunction)

Location: 7420 Zachary Lane, Glen Burnie, MD 21061

Violation: Using W2-zoned property for residential use and rooming house; outside storage of unregistered/untagged vehicles

DISPOSITION: The court postponed the January 5, 2017 hearing at Defendant's request and reset the matter for April 6, 2017.

JUDGE: N/A

NAME OF MATTER: Schummer Properties, LLC (Injunction)

Location: 1875 Jackson Grove Rd., Odenton, MD 21113

Violation: Grading/clearing more than 5,000 sf. of land and development without a grading permit or approved stormwater management plan

DISPOSITION: The court postponed the January 5, 2017 hearing at Defendant's request and reset the matter for April 6, 2017.

JUDGE: N/A

NAME OF MATTER: Smith, Glenn P. and Dolores C.

Location: 1352 Odenton Road, Odenton, MD 21113

Violation: Contempt – (1) Unauthorized construction of an addition to an existing commercial structure without building or trade permits; (2) unlawful continuance of regulation construction activities while Stop Work Order is in effect; and (3) failure to comply with approved grading permit plans.

DISPOSITION: This matter was postponed to February 2, 2017, as Defendants are working on completing the permits.

JUDGE: Mosley

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: This matter was postponed to March 7, 2017 at Defendant's request.

JUDGE: Mosley

NAME OF MATTER: Stevens, Thomas and Millie

Location: 5306 Ritchie Highway, Baltimore, MD 21225

Violation: Contempt – Operation of car sales business in a C2 zoned district; outside storage of unregistered vehicles

DISPOSITION: The Defendant failed to appear. A Judgment was entered that ordered the Defendant to abate the violation and to pay the previously imposed fines of \$1,175.00, an additional fine of \$500.00, and \$50.00 in service costs (for a total of \$1,725.00), and abate within 30 days.

JUDGE: Mosley

NAME OF MATTER: Sutphin, Alvin and Mayola

Location: 3275 Beards Point Road, Davidsonville, MD 21035

Violation: Grading over 5,000 square feet without the required permit

DISPOSITION: Defendants failed to appear. A Judgment was entered ordering each to diligently pursue all permits within thirty (30) days.

JUDGE: Mosley

NAME OF MATTER: Velvet Hammer Investments, LLC

Location: 362 Bayard Road, Lothian, MD 20711

Violation: Grading over 5,000 square feet without the required grading permit and approved stormwater management plan

DISPOSITION: Defendant failed to appear. A Judgment By Affidavit was entered with a fine of \$1,500.00 imposed, plus \$50.00 in service costs. Defendant ordered to abate the violation by applying for a grading permit and all associated plans within thirty (30) days. Defendant shall comply with all comment letters within thirty

(30) days, and diligently pursue completion of all permits by calling a final inspection within fourteen (14) days of completion of all work.

JUDGE: Mosley

NAME OF MATTER: Williams, Delvin

Location: 1414 Cambium Court, Hanover, MD 21076

Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendant entered into a Consent Judgment whereby he agreed to abate the violation within ninety (90) days and pay a \$125.00 fine, plus \$50.00 in service costs (for a total of \$175.00).

JUDGE: Mosely

NAME OF MATTER: Yearwood, John and Sarah

Location: 1753 Arrowood Drive, Gambrills, MD 21054

Violation: Grading over 5,000 square feet without an approved grading permit and stormwater management plan

DISPOSITION: The Defendants failed to appear. A Judgment was entered that ordered each Defendant to pay a fine of \$1,500.00 plus \$37.50 in costs (for a total of \$3,075.00). The Defendants are to submit a stormwater management agreement within thirty (30) days and thereafter diligently pursue completion of their permit.

JUDGE: Mosley