

**Code Enforcement Litigation Report
January 2018**

NAME OF MATTER: 29 Brick Church Road, LLC

Location: 29 Brick Church Road, Edgewater, MD 21037

Violation: Unauthorized grading and filling in excess of 5,000 s.f. without a permit or approved stormwater management plan

DISPOSITION: The parties filed a joint motion to postpone the hearing prior to court. The case has been reset for March 1, 2018.

JUDGE: N/A

NAME OF MATTER: Adams, Roland R.

Location: 330 B Forest Beach Road, Annapolis, MD 21409

Violation: Contempt – Outside storage of junk and unregistered vehicles

DISPOSITION: This case was postponed administratively because the Annapolis District Court closed on the hearing date due to snow. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Beach, Patrick and Roxanne

Location: 1182 Patuxent Road, Odenton, MD 21113

Violation: Building permit No. B02251203 for construction of a gazebo has expired; no certificate of occupancy issued relating to building permit No. B02252637 for construction of an addition

DISPOSITION: This case was postponed administratively because the Annapolis District Court closed on the hearing date due to snow. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Callahan, James and Janet

Location: 570 Mayo Road, Edgewater, MD 21037

Violation: Outside storage of oversized vehicles

DISPOSITION: The violation was abated prior to trial and the County entered a *nolle prosequi* for the citations.

JUDGE: Pryal

NAME OF MATTER: Carroll, Suzanne A.

Location: 313 Magothy Road, Severna Park, MD 21146

Violation: Construction of a fence over 6 ft. in height on property located in the **Chesapeake Bay Critical Area** without a permit

DISPOSITION: At the hearing, the judge ordered a fine of \$250.00, plus \$45.00 in service costs (for a total of \$295.00). The Defendant is required to abate the violation by obtaining either a building or demolition permit within thirty (30) days and by diligently pursuing completion of the permit. If the Defendant fails to comply with timelines in the Order, the County can abate violation.

JUDGE: Pryal

NAME OF MATTER: Country Club Estates

Location: 0 Country Club Drive, Glen Burnie, MD 21060

Violation: Unsafe pier

DISPOSITION: This case was postponed administratively because the Annapolis District Court closed on the hearing date due to snow. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Dynasplint Holdings, LLC

Location: 8334 Ritchie Highway, Pasadena, MD 21122

Violation: Unsafe structure open to casual entry

DISPOSITION: This case was postponed administratively because the Annapolis District Court closed on the hearing date due to snow. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Fentress, Sr., Richard S. and Cheryl A.

Location: 7000 Prout Road, Friendship, MD 20758

Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to trial and the County entered a *nolle prosequi* for the citations.

JUDGE: Pryal

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: This case was postponed to February 1, 2018 due to the court's snow-related closure.

JUDGE: N/A

NAME OF MATTER: George, F. V.

Location: 177 Browns Woods Road, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties entered into a Consent Judgment in which Defendant agreed to tag or remove the unregistered boats and boat trailers within forty-five (45) days of the Judgment. A fine of \$125.00 was suspended pending compliance, and service costs of \$45.00 were imposed as Judgment.

JUDGE: Pryal

NAME OF MATTER: Giddings, Richard and Mary

Location: 0 Brock Bridge Road, Laurel, MD 20724

Violation: Building occupied without a certificate of occupancy (permit B02324837)

DISPOSITION: The Annapolis District Court was closed on the hearing date due to snow. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Graefe, George E. III & Linda J.

Location: 2638 Carrollton Road, Annapolis, MD 21403

Violation: Shipping container on residential property for more than sixty (60) days

DISPOSITION: This matter was entered *nolle prosequi* at the request of the inspector, as Defendants abated the violation (moved storage container) prior to hearing date.

JUDGE: Pryal

NAME OF MATTER: Kelbie, Michael - EGC

Location: 548 Arundel Avenue, Glen Burnie, MD 21060

Violation: Contempt – Grading without a permit

DISPOSITION: The petition for contempt was dismissed, as Defendant has brought the property into compliance.

JUDGE: N/A (a stipulation of dismissal was filed ahead of time)

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: The case was postponed due to the District Court's snow closure. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Messersmith, Amanda E.

Location: 341 Cokeland South, Laurel, MD 20724

Violation: Exterior renovations made under expired building permit

DISPOSITION: Defendant failed to appear in court. A Judgment on the Affidavit was entered ordering Defendant to renew and complete the building permit within thirty (30) days of the Judgment and to pay a fine in the amount of \$500.00 plus service costs in the amount of \$25.00 (for a total of \$525.00).

JUDGE: Pryal

NAME OF MATTER: Moore, David

Location: 380 Washington Avenue, Glen Burnie, MD 21060
Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: The Defendant failed to appear. The Court entered a Judgment which ordered the Defendant to pay the previously imposed fines of \$125.00 and costs of \$45.00. New fines of \$500.00 and costs of \$50.00 were also ordered (for a total of \$720.00). The Defendant must pay all fines and costs and abate the violation within thirty (30) days.

JUDGE: Mosley

NAME OF MATTER: Neal, Roderick D. and Latanya M. (Tolson)

Location: 1307 Spruce Street, Shady Side, MD 20764
Violation: Contempt – Outside storage of unregistered vehicles; junk and debris

DISPOSITION: The petition for contempt against Latanya Tolson was dismissed in open court, as the violation has been abated. Service was not made on Co-Defendant Roderick Neal. The County will not proceed on that petition any longer.

JUDGE: Mosley

NAME OF MATTER: Razuri, Lino (EBC Injunction)

Location: 585 Queenstown Rd., Severn, MD 21144
Violation: Construction of a second dwelling and renovations to an existing garage without permits

DISPOSITION: The Annapolis District Court was closed on the hearing date due to snow. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Razuri, Lino (EZC)

Location: 585 Queenstown Rd., Severn, MD 21144
Violation: Outside storage of unregistered vehicles, oversized vehicles, cargo containers, office trailers, junk and debris

DISPOSITION: The Annapolis District Court was closed on the hearing date due to snow. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Ross, Alice and Stephan A.

Location: 306 Riverside Drive, Pasadena, MD 21122

Violation: Construction of an accessory structure in the **Chesapeake Bay Critical Area** and demolition of previous structure – all without a building permit

DISPOSITION: Both Defendants failed to appear in court. Stephan Ross was not properly served and the County entered a *nolle prosequi* for his citation. A Judgment on the Affidavit was entered against Alice Ross ordering her to diligently pursue the building permit by June 30, 2018 and to pay a fine in the amount of \$500.00 plus service costs in the amount of \$70.00 (for a total of \$570.00).

JUDGE: Pryal

NAME OF MATTER: Ryee Properties, LLC

Location: 1012 Crain Highway, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: The Annapolis District Court was closed on the hearing date due to snow. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Safak, Samettin (EGC)

Location: 6013 Ritchie Highway, Baltimore, MD 21225

Violation: Contempt – Grading without a permit

DISPOSITION: The citations were entered *nolle prosequi*, as the violations were abated prior to trial.

JUDGE: Pryal

NAME OF MATTER: Schummer Properties, LLC (Grading Injunction and PJR)

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

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

DISPOSITION: The parties entered into a Consent Order whereby they agreed to a dismissal of the *de novo* appeal and a release of all claims of the County against the Defendant as alleged in the District Court matter, without any admission of fault, subject to the Defendant submitting payment of a fee in lieu of \$8,885.00, such amount to be accepted for the clearing of 17,771 square feet at the rate of \$0.50 per square foot.

JUDGE: Goetzke

NAME OF MATTER: Simpson, Robert

Location: 5054 Lerch Drive, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant requested a postponement because his attorney just entered his appearance in the case. The case was reset to March 6, 2018.

JUDGE: Pryal

NAME OF MATTER: Taylor, Janet E.

Location: 7915 Sea Breeze Drive, Baltimore, MD 21226

Violation: Noncompliance of building permit No. B02260759 in the **Chesapeake Bay Critical Area**

DISPOSITION: This case was postponed administratively because the Annapolis District Court closed on the hearing date due to snow. No new hearing date has been set.

JUDGE: N/A

NAME OF MATTER: Zenter, John and Xiang, Ping

Location: 1457 Gesna Drive, Hanover, MD 21076

Violation: Contempt – Outside storage of unregistered vehicles and junk

DISPOSITION: Defendant failed to appear. The Court entered a Judgment which ordered that the Defendant pay the previously suspended fines of \$125.00 and costs of \$45.00 and pay an additional fine of \$250.00 and costs of \$60.00 (for a total of \$480.00). The Defendant is ordered to pay all fines and costs and abate the violation within thirty (30) days.

JUDGE: Mosley