

**Code Enforcement Litigation Report
September 2019**

NAME OF MATTER: Blackwell, Audrey and Morgan, Romeo (Injunction)

Location: Main Street (tax #1000-0911-9105), Galesville, MD 20765

Violation: Outside storage of junk and unregistered vehicles

DISPOSITION: After a trial, Defendants were found in violation of the County Code and a Judgment was entered. The Defendants are required to remove all unregistered or inoperable vehicles, junk and solid waste and the portable storage container from the subject property within thirty (30) days. A fine of \$3,000.00, plus \$55.00 in service costs (for a total of \$3,055.00) were imposed against each Defendant (for a grand total \$6,110.00).

JUDGE: Duden

NAME OF MATTER: Bontempo, Robert, Jr. and Rebecca (EZC)

Location: 1007 Carrs Road, Annapolis, MD 21403

Violation: Operation of a multiple family dwelling without the required certificate of use

DISPOSITION: Robert Bontempo's case was postponed prior to court at the County's request (as the inspector was unavailable). At trial, the County requested Rebecca Bontempo's case be postponed and it was reset to October 1, 2019.

JUDGE: Duden

NAME OF MATTER: Carter, James W.

Location: 616 Wood Street, Baltimore, MD 21225

Violation: Failure to keep exterior property free from rodent harborage and infestation; accumulation of rubbish/garbage; and failure to dispose of garbage in a clean and sanitary manner by using approved garbage containers

DISPOSITION: The Defendant failed to appear in court. Three default Judgments were entered imposing a \$250.00 fine on each, plus service costs of \$85.00 (for a total of \$835.00). The Defendant is required to abate the violations on the Subject Property within fifteen days by removing and keeping the property free from rubbish and garbage, disposing of garbage in a clean and sanitary manner, and eliminating all rodent harborage and infestation from the property.

JUDGE: Duden

NAME OF MATTER: Colburn, Guy and Vera (2)

Location: 766 207th Street, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Vera Colburn appeared in court. Two Consent Judgments were entered requiring her to pay a \$62.50 fine on each, plus service costs of \$90.00 (for a total of \$215.00). Ms. Colburn is required to abate the violations on the subject property within thirty (30) days by removing all unregistered and inoperable vehicles from the property, and removing and keeping the property free from all junk. Guy Colburn failed to appear in court and the matters against him were postponed to November 5, 2019.

JUDGE: Duden

NAME OF MATTER: Eberly, Jo

Location: 53 West Bay Front Road, Lothian, MD 20711
Violation: Outside storage of shipping containers in residential district

DISPOSITION: Defendant failed to appear in court. A default Judgment was entered ordering a fine of \$125.00, plus \$45.00 in service costs (for a total of \$170.00). Defendant is required to abate the violation on the subject property within thirty (30) days by removing and keeping the property free from all shipping or cargo containers.

JUDGE: Duden

NAME OF MATTER: Elion, Kevin E.

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

DISPOSITION: Defendant was granted a postponement. The new hearing date is April 2, 2020.

JUDGE: Duden

NAME OF MATTER: Falls, Kevin A. & Charles S., & Wilson, Valerie

Location: 321 Market Space Street, Laurel, MD 20724

Violation: Outside storage of unregistered vehicles, junk and debris; no certificate of use

DISPOSITION: The County requested a postponement of this matter in order to substitute parties following a sale of the property. The new owner needs to be served.

JUDGE: Duden

NAME OF MATTER: Fuller, Jeffrey P.

Location: 8060 Maywood Avenue, Pasadena, MD 21122

Violation: Contempt – Construction of a second story on an accessory structure, two decks with steps on accessory structure addition, retaining wall, and a roof structure over a new deck on the main house without the required building permit

DISPOSITION: Defendant requested a postponement prior to court. The case has been reset to May 28, 2020. Defendant is trying to acquire a neighboring property to have space for the necessary septic.

JUDGE: N/A

NAME OF MATTER: Griffith, Constance and Wagener, Thomas

Location: 206 S. Hollins Ferry Road, Glen Burnie, MD 21061

Violation: Contempt – Outside storage of unregistered vehicles

DISPOSITION: This matter was set in for a review hearing on September 26, 2019. Defendants abated the violation and paid all fines as ordered by prior Judgments. Accordingly, this matter has been closed and the underlying Judgments remain entered with the Court.

JUDGE: Mosley

NAME OF MATTER: Gross, Robert E.

Location: 913 Annapolis Avenue, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

DISPOSITION: The County entered a *nolle prosequi* for the citation due to a clerical error.

JUDGE: Duden

NAME OF MATTER: Hahn, Charles R., Jr.

Location: 407 Seward Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter was dismissed without prejudice due to the property being sold and Mr. Hahn no longer being the current owner of the property.

JUDGE: Duden

NAME OF MATTER: Johnson, Aaron L.

Location: 3604 2nd Avenue, Edgewater, MD 21037

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear in court and a Judgment on Affidavit was entered, ordering thirty (30) days to abate the violation and a fine of \$125.00 plus \$45.00 in service costs (for a total of \$170.00).

JUDGE: Duden

NAME OF MATTER: Kaminski, Jeffrey J., Jr.

Location: 7809 Overhill Road, Glen Burnie, MD 21060

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

DISPOSITION: A Consent Judgment was entered requiring Defendant to remove the swimming pool from the subject property within thirty (30) days, and to pay a civil fine of \$125.00, plus service costs of \$50.00 (for a total of \$175.00). The County is authorized to abate the violation if the Defendant fails to abate it within the court-ordered time period.

JUDGE: Duden

NAME OF MATTER: Koza, Jr., Edward S.

Location: 600 West Central Avenue, Davidsonville MD

Violation: Operating a landscaping business without a zoning certificate of use

DISPOSITION: The parties entered into a Consent Judgment allowing Defendant thirty (30) days within which to cease the use of the property for a business or to apply for a certificate of use within sixty (60) days. The

\$125.00 fine was suspended, but the \$45.00 service costs were entered as Judgment.

JUDGE: Duden

NAME OF MATTER: Mata, Wilberto Romero

Location: 5610 Chatham Road, Baltimore, MD
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear in court and a Judgment on Affidavit was entered, ordering Defendant to pay a fine of \$250.00 plus \$45.00 in service costs (for a total of \$295.00), and to abate the violation within thirty (30) days.

JUDGE: Duden

NAME OF MATTER: Moyer, Valerie A. (4912)

Location: 4912 Brookwood Road, Baltimore, MD 21225
Violation: Overflowing garbage containers without lids; insufficient number of covered garbage containers

DISPOSITION: Defendant failed to appear in court and a default Contempt Judgment was entered, ordering a fine of \$550.00 and abatement of the violation within thirty (30) days.

JUDGE: Mosley

NAME OF MATTER: Nash, Jacqueline

Location: 7733 West Shore Road, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear in court. A default Judgment was entered ordering Defendant to pay a fine of \$1,000.00, plus \$45.00 in service costs (for a total of \$1,045.00). Defendant is required to abate the violation on the subject property within thirty (30) days by removing all unregistered and inoperable vehicles from the property. The County is authorized the abate the violation (at Defendant's expense) if the Defendant fails to abate it within the court-ordered time period.

JUDGE: Duden

NAME OF MATTER: Neal Street Venture, LLC

Location: 132 & 134 Old Solomon's Island Road, Edgewater, MD 21037

Violation: Grading without a permit; development without an approved stormwater management plan; and failure to comply with an approved standard grading plan

DISPOSITION: Prior to the hearing, a joint motion to postpone the matter was filed and granted by the court. The matter has been reset to February 6, 2020.

JUDGE: N/A

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: The parties appeared before the court for a review hearing. After taking testimony, the court determined that the Defendants failed to comply with the Order entered on June 27, 2019. Defendant Dallas Pangle was sentenced to five (5) days incarceration for his contempt of court, to commence on September 9, 2019 at 12 pm. A Judgment of \$1,000.00 was entered against both Defendants, joint and several. Defendants were ordered to remove all junk and solid waste, unregistered vehicles, and to cease operation of a commercial business on the property. Another review hearing is scheduled for December 5, 2019.

JUDGE: Duden

NAME OF MATTER: Prairie, Shirley (Injunction)

Location: 919 Old Annapolis Neck Road, Annapolis, MD 21403

Violation: Outside storage of junk and unregistered vehicles

DISPOSITION: A new Judgment was entered outlining a timeline for abatement of the violation (to be completed by September 1, 2020). The next review hearing is set for November 7, 2019.

JUDGE: Duden

NAME OF MATTER: Puglisi, Anthony S. and Christine A.

Location: 985 St. Stephens Church Road, Gambrills, MD 21054

Violation: Non-compliance of building permit No. B02326052

DISPOSITION: A Consent Judgment was entered requiring the Defendants to diligently pursue completion of all permits relating to the in-ground swimming pool by responding to all comments and instructions within thirty (30) days of being issued, installing a fence around the pool within sixty (60) days, and obtaining all required inspections. Defendants shall pay a civil fine of \$375.00, plus service costs of \$85.00 (for a total of \$460.00). A review hearing is scheduled for this matter on November 7, 2019.

JUDGE: Duden

NAME OF MATTER: Schline, David and Linda

Location: 8263 Spring Knoll Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

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

JUDGE: Duden

NAME OF MATTER: Smoot, Kimberly

Location: 185 Mountain Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: The parties entered into a Consent Judgment ordering the Defendant to abate the violation on the subject property within ninety (90) days by removing all unregistered and inoperable vehicles from the property, and to pay a \$45.00 fine for the service costs. The County is authorized to abate the violation (at the Defendant's expense) if the Defendant fails to abate it by the court-ordered time period.

JUDGE: Duden

NAME OF MATTER: Smuck, Stanley J.

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 October 3, 2019. Defendant is to submit a proper grading permit application before that date.

JUDGE: Duden

NAME OF MATTER: Spriggs, George H. and Daphne V.

Location: 336 West Bay Front Road, Lothian, MD 20711

Violation: Outside storage of unregistered vehicles

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

JUDGE: Duden

NAME OF MATTER: Walker, Lillie B.

Location: 1317 Yorktown Road, Annapolis MD 21409

Violation: Outside storage of oversized vehicle and truck compartment

DISPOSITION: The parties entered into Consent Judgments for both citations, allowing Defendants ninety (90) days to abate the violation and thirty (30) days to apply for nonconforming use status. A fine of \$125.00 each was suspended, and service costs of \$60.00 were entered as Judgment.

JUDGE: Duden

NAME OF MATTER: Wieland, Joan and Frederick

Location: 1919 Hilltop Road, Jessup MD

Violation: Outside storage of unregistered vehicles, junk and a sea container

DISPOSITION: The Defendants failed to appear in court. A Judgment on Affidavit was entered for each of six (6) citations, along with a fine of \$125.00 for each citation and combined service costs of \$120.00 (for a grand total of \$870.00). Defendants have thirty (30) days to abate the violations in each Judgment.

JUDGE: Duden

NAME OF MATTER: Wilson, William and Patricia

Location: 53 Hill Road, Severna Park, MD 21146

Violation: Contempt – Construction of garage with living area without therequired building permit

DISPOSITION: This matter was postponed to October 3, 2019, as Defendant is taking steps towards abating building violation.

JUDGE: Duden

NAME OF MATTER: Your American Dream Foundation, Inc.

Location: 1400 Lower View Court, Crownsville, MD 21032

Violation: Construction of interior and exterior renovations made without a permit

DISPOSITION: A default Judgment was entered ordering the Defendant to apply for and pursue permits within thirty (30) days. A fine of \$625.00 plus \$55.00 in service costs (for a total of \$680.00) is due within thirty (30) days.

JUDGE: Duden