

**CODE ENFORCEMENT LITIGATION REPORT
FEBRUARY 2020**

NAME OF MATTER: Boies, Paula

Location: 8344 Fairwood Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant requested a postponement in order to have more time to abate the violation. The County did not object to the postponement, which the Court granted and reset this matter to April 7, 2020.

JUDGE: Spencer

ATTORNEY: EMR

NAME OF MATTER: Granger, Donna

Location: 606 South Camp Meade Road, Linthicum, MD 21090

Violation: Outside storage of unregistered vehicles

DISPOSITION: The County requested a postponement because the assigned inspector was out on medical leave. The Court granted the County's postponement request and reset this matter to April 7, 2020.

JUDGE: Reilly

ATTORNEY: EMR

NAME OF MATTER: Stratton, Michael

Location: 733 N. Riverside Drive, Crownsville, MD 21032

Violation: Outside storage of junk and debris

DISPOSITION: The County requested a postponement because the assigned inspector was out on medical leave. The Court granted the County's postponement request and reset this matter to April 7, 2020.

JUDGE: Reilly

ATTORNEY: EMR

NAME OF MATTER: Wertz, Eric and Amanda

Location: 2659 Queen Anne Circle, Annapolis, MD 21403
Violation: Construction of a shed without the required building permit

DISPOSITION: The parties agreed to jointly postpone the hearing to allow the Defendants time to apply for a building permit to work towards abating the violation. The Court granted the postponement and reset this matter to March 3, 2020.

JUDGE: Spencer

ATTORNEY: EMR

NAME OF MATTER: Smith, Harry J. and Bozek, John X., III

Location: 7302 Green Acres Drive, Glen Burnie, MD 21060
Violation: Grading without a permit or an approved stormwater management plan

DISPOSITION: Review hearing occurred. The Defendants continue to make progress on abating the violations. This matter was set for another review hearing on March 3, 2020.

JUDGE: Reilly

ATTORNEY: EMR

NAME OF MATTER: Neal Street Venture, LLC (EGC)

Location: 132 & 134 Old Solomon's Island Road, Edgewater, MD 21037
Violation: Grading without a permit; development without an approved storm water 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 to allow Defendant time to finalize grading permit.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Rousselle, Reid A. - Building/Grading

Location: 7460 E. Furnace Branch Road, Glen Burnie, MD 21060
Violations: Contempt - Unauthorized historical construction without permits; unauthorized grading without permits

DISPOSITION: Defendant is making progress towards abatement. He needs to obtain electrical certification, final inspection on a building and install plantings for stormwater management. Postponed matter to April 2, 2020 so defendant can continue working on those items.

JUDGE: Mosley

ATTORNEY: KPK

NAME OF MATTER: Smuck, Stanley J. (EGC) (D-07-CV-16-001613)

Location: 110 Arundel Corporation Drive, Glen Burnie, MD
Violation: Contempt - Grading without a permit or an approved stormwater management plan

DISPOSITION: Defendant submitted a grading permit revision and is awaiting comments. This matter has been postponed to April 2, 2020.

JUDGE: Smuck

ATTORNEY: KPK

NAME OF MATTER: Robinson, Allen R. and Teresa L. (EZC Injunction)

Location: 8283 Brockbridge Road, Laurel, MD 20724
Violation: Outside storage of unregistered vehicles, outside storage without screening, and no certificate of use.

DISPOSITION: Review hearing occurred. Defendant made progress towards abating violation per August 1, 2019 court Order. Defendant also paid fine of \$1077.40 prior to court (as imposed by judgment entered on August 1, 2019). Defendant is required to submit a certificate of use application to legalize remaining business use on the property. This matter has been postponed to April 2, 2020 to give defendant a chance to do so.

JUDGE: Mosley

ATTORNEY: KPK

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: Prior to the hearing, a joint motion to postpone the matter was filed and granted by the court as defense attorney advised he was unavailable due to medical issues. This matter has been reset for May 7, 2020.

JUDGE: Spencer

ATTORNEY: CGR

NAME OF MATTER: Barber, Susan

Location: 2810 Fennel Road, Edgewater MD 21037
Violation: Outside storage of unregistered vehicles

DISPOSITION: Consent Order entered requiring inspection within thirty (30) days to confirm items which need to be removed. Violations shall be abated within thirty days and \$45 service costs to be paid. \$500 fine suspended. This matter has been set for a review hearing for March 12, 2020.

JUDGE: Reilly

ATTORNEY: CGR

NAME OF MATTER: Lindsay, Sr., William Franklin (Injunction)

Location: 8309 Woodland Rd., Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles and oversize vehicles; illegal business in R2 zone

DISPOSITION: Defendant entered into a consent contempt judgment. Defendant has six (6) months to abate the violations. A fine of \$1,000 is suspended pending compliance with Order and \$50 in service costs must be paid within thirty (30) days.

JUDGE: Spencer

ATTORNEY: CGR

NAME OF MATTER: Kemper, Mark R. (Injunction)

Location: 526 Teppers Road, Severn MD 21144
Violation: Non-Compliance of expired building permit

DISPOSITION: Case was removed from the court docket. Court records reflect that the Defendant has not been served. Affidavit of service is in the file showing that the Defendant was served on September 2, 2019 and the affidavit was filed with the court. Will have the affidavit of service refiled to get matter reset for trial.

JUDGE: Spencer

ATTORNEY: CGR

NAME OF MATTER: House of Prayer Church, (INJUNCTION)

Location: 5161 Sudley Road, West River MD
Violation: Outside storage of unregistered vehicles, oversized vehicles, commercial excavation equipment; junk and debris; no certificate of use.

DISPOSITION: Consent Judgment entered requiring abatement within one hundred twenty (120) days and payment of \$50 in service costs. A fine of \$5,000 was suspended pending compliance with the Order.

JUDGE: Spencer

ATTORNEY: CGR

NAME OF MATTER: Han, Hae Y. and Sang K. (Injunction)

Locations: 346 Hunner Road, Pasadena, MD 21122
Violation: Multi-dwelling (4 units) located on property zoned R1

DISPOSITION: Prior to the hearing, a joint motion to postponement the matter was filed and granted by the court due to Defendant's pending nonconforming/20 year use application. Hearing has been reset for October 1, 2020.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Falls, Kevin A. & Charles S., & Wilson, Valerie (aka MAK Real Estate LLC)

Location: 321 Market Space Street, Laurel, MD 20724

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

DISPOSITION: Case removed from docket since Defendant has not been served.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: AMJ Realty, LLC & Magid, Ann (Injunction)

Location: 7926 Solley Rd., Glen Burnie MD 21060

Violation: Code violations related to grading permit for stormwater maintenance.

DISPOSITION: Defendant entered plea acknowledging violation and agreeing to abatement requirements. Ordered to abate violation by retaining engineer and must diligently pursue abatement within sixty (60) days. Service costs of \$50 imposed and a fine of \$2,000 stayed pending compliance with the Order.

JUDGE: Spencer

ATTORNEY: CGR

NAME OF MATTER: Covington Properties, LLC

Location: 8280 Lokus Road, Odenton MD 21113

Violations: Failure to comply with approved grading permit plans or standard grading plan, and failure to comply with a violation notice/stop work order. Also, creating a source of offsite erosion or sediment deposition.

DISPOSITION: Defendant was found not guilty of two citations in trial, and found guilty of grading in violation of approved grading plans. Sentencing postponed to March 23, 2020 to determine if progress on abatement has been made.

JUDGE: Reilly

ATTORNEY: CGR

NAME OF MATTER: LaGrange, Alexander and Anderson, Jacqueline

Location: 7760 Glen Avenue, Pasadena MD
Violation: Outside storage of a shipping container in a residential district.

DISPOSITION: Court postponed matter to March 3, 2020.

JUDGE: Reilly

ATTORNEY: CGR

NAME OF MATTER: Shreve, Randall

Location: 925 Longview Avenue, Pasadena MD 21122
Violation: Parking, storage, collection, abandonment of any inoperable wrecked, partially dismantled or destroyed vehicle including motor vehicle, boats or trailers that does not display all information required by law, including current registration plates and validation stickers.

DISPOSITION: Case postponed at defendant's request (Defendant called the court informing them he was sick) and reset to April 7, 2020.

JUDGE: Reilly

ATTORNEY: CGR

NAME OF MATTER: OSHA, LLC

Location: 21 Ritchie Highway, Pasadena, MD 21122
Violation: Expansion of floor area without a special exception more than 10 vehicles

DISPOSITION: The parties agreed to postpone the matter for 60 days to allow time for Defendant to apply for a special exception and variance. The case is reset to April 2, 2020.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Amend, Phyllis

Location: 2 Holly Road, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendant failed to appear; however, Defendant's son was present and explained that his mother (the Defendant) was in the hospital with his grandmother at the time of the court hearing. Defense sought a postponement which the County did not object to. The Court granted Defendant's postponement request and this matter was reset to March 3, 2020.

JUDGE: Spencer

ATTORNEY: EMR

NAME OF MATTER: Booker, Betty L.

Location: 613 Cleveland Road, Linthicum, MD 21090
Violation: Outside storage of unregistered vehicles

DISPOSITION: The County requested a postponement because the inspector assigned to the case was on medical leave. The Court granted the postponement request and reset this matter to March 5, 2020.

JUDGE: Spencer

ATTORNEY: EMR

NAME OF MATTER: Jarvis, Peter

Location: 105 East Hamburg Street, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendant failed to appear and a default Judgment was entered ordering the Defendant to abate the violation within thirty (30) days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property. If the Defendant fails to abate the violation within the thirty (30) days, then the County may abate the violation at the expense of the Defendant. Defendant shall pay a fine of \$1,000.00 for the violation, plus \$55.90 for service costs, for a total of \$1,055.90.

JUDGE: Spencer

ATTORNEY: EMR

NAME OF MATTER: Pukuma, Dzarnyi

Location: 714 Sunnyfield Lane, Baltimore, MD 21225

Violation: Operating an unauthorized contractor's yard in a R5 zoning district; outside storage of unregistered vehicles and junk; maintaining commercial grading equipment on a R5 zoned lot

DISPOSITION: A Consent Judgment was entered ordering the Defendant to abate the violations within ninety (90) days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property, removing all junk and solid waste from the subject property, ceasing the use of the subject property for the operation of a commercial business, and ceasing use of the subject property for the storage of commercial equipment. A fine of \$4,000.00 was suspended pending compliance, and service costs of \$65.00 was entered as a judgment. A review hearing for this matter is set for May 5, 2020.

JUDGE: Spencer

ATTORNEY: EMR

NAME OF MATTER: Fantinato, Nicholas and Lisa

Location: 634 Severn Road, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles

DISPOSITION: The Defendants abated the violation prior to the court date and the County entered a nolle prosequi on both citations.

JUDGE: Reilly

ATTORNEY: EMR

NAME OF MATTER: Muir, Anna

Location: 1020 Shoreland Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to the court date and a Consent Judgment was entered ordering the Defendant to pay a fine of \$250.00 for the violation, plus \$45 for service costs, for a total of \$295.00.

JUDGE: Reilly

ATTORNEY: EMR

NAME OF MATTER: Siegert, Eleanor M.

Location: 710 Willow Tree Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear and a default Judgment was entered ordering the Defendant to abate the violation within thirty (30) days of the date of the judgment by removing all unregistered and/or inoperable vehicles from the Subject Property. If the Defendant fails to abate the violation within the thirty (30) day time period, then the County can abate the violation at the expense of the Defendant. Additionally, Defendant shall pay a fine of \$500 for the violation, plus \$45.00 for service costs, for a total of \$545.00.

JUDGE: Reilly

ATTORNEY: EMR

NAME OF MATTER: Oshinsky, R. Joan

Location: 1241 Indian Landing Road, Millersville, MD 21108

Violation: Non-Compliance of Expired Building Permit No. B02234006

DISPOSITION: Defendant failed to appear and the Court entered a judgment requiring Defendant to apply for a building permit for the garage within thirty (30) days. A fine in the amount of \$250 was imposed as judgment along with \$135 in service costs, for a total of \$385.00.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: James, Michael and Monica

Location: 8001 Mansion House Crossing, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

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

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Brown, Thomas and Robin

Location: 303 Old Riverside Road, Baltimore, MD 21225

Violation: Accumulation of rubbish on the interior and exterior of the property

DISPOSITION: The Defendants failed to appear and a default Judgment was entered ordering the Defendants to abate the violation within thirty (30) days of the date of the Judgment by removing and keeping the subject property free from any accumulation of rubbish/garbage. If the Defendants fail to abate the violation within the thirty (30) days, then the County may abate the violation at the expense of the Defendants. Defendants shall each pay a fine of \$125.00 for the violation and \$75.00 jointly for service costs, for a total of \$325.00.

JUDGE: Spencer

ATTORNEY: EMR

NAME OF MATTER: Darling, Mark

Location: 5100 Brookwood Road, Baltimore, MD 21225

Violation: Accumulation of rubbish on property; interior surfaces in disrepair; electrical system hazards; non-habitable spaces being used for sleeping purposes; inoperable smoke alarms; and excessive amount of dog waste on property

DISPOSITION: The violations were abated prior to the court date and the County dismissed the case.

JUDGE: Spencer

ATTORNEY: EMR

NAME OF MATTER: Todd, Valerie Kay

Location: 7820 Catherine Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant appeared with counsel and a joint postponement request was made by both parties to allow the Defendant more time to abate the violation. The Court granted the postponement request and reset this matter to March 3, 2020.

JUDGE: Spencer

ATTORNEY: EMR