

CODE ENFORCEMENT LITIGATION REPORT
September 2022

NAME OF MATTER: Chapman, David C. and Fath, Jennifer D. (EGC)

Location: 8123 Ventnor Road, Pasadena, MD 21122

Violation: Unauthorized grading and installation of added lot coverage in the Chesapeake Bay Critical Area and Buffer Modification Area

DISPOSITION: This matter appeared in court on September 8, 2022. Defendants sought a postponement pending a possible appeal to the decision rendered by the County Board of Appeals relating to a variance request in connection with the grading violations. The County did not oppose the postponement request and the Court granted the request and reset it to the November 2022 docket.

JUDGE: Hammond

ATTORNEY: EMR

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: The case was postponed prior to the hearing date by joint request. The Defendants have submitted a sprinkler plan and the permit review and issuance process should move forward.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Daniel, Carter and Jessica (INJUNCTION)

Location: 1699 Sinclair Road, Crownsville, MD 21032

Violation: Above ground pool and shed greater than 64 square feet without a permit. Stop Work Order issued.

DISPOSITION: The case was postponed at joint request of the parties to allow time for defendants to amend the permit and abate violations. Pool removed. No new date set currently.

JUDGE: Duden

ATTORNEY: CGR

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NAME OF MATTER: Daniel, Carter and Jessica (INJUNCTION)

Location: 1699 Sinclair Road, Crownsville, MD 21032

Violation: Above ground pool and shed greater than 64 square feet without a permit. Stop work order issued.

DISPOSITION: Joint postponement request granted to allow defendants more time to update the site plan for the shed.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Fuqua-Trott, Shannon

Location: 1512 Cedarhurst Road, Shady Side, MD 20764

Violation: Construction of a deck addition without the required building permit.

DISPOSITION: This matter appeared in court on September 13, 2022. The parties requested a joint postponement because the Defendant had to address comments during the permit review and is awaiting issuance of the permit. The Court granted the postponement request. The parties requested a new date after ninety (90) days.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Martinez, Berenice Aguilar (INJUNCTION)

Location: Arundel Expressway, Glen Burnie MD

Violation: Operating a commercial tree service business in a R5 zoned district/no approved certificate of use.

DISPOSITION: This matter appeared in court and a consent judgment was entered. The defendant agreed to abate the violation by ceasing use of the subject property for a commercial business within fourteen days and thereafter only use the property as permitted in R5. Defendant is also to pay service costs of \$52.50.

JUDGE: Mosley

ATTORNEY: CGR

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NAME OF MATTER: Mueller, Henry and Gloria

Location: 5909 Milton Ave., Deale, MD 20751

Violation: Grading and construction without a permit, and development without an approved stormwater management plan in the Chesapeake Bay Critical Area. In addition, approval required for grading in the buffer. Stop Work Order Issued.

DISPOSITION: This matter appeared in court and consent judgments were entered into for each of the four citation matters. A fine of \$1,000 for each citation was suspended and the defendants have sixty days to schedule a preconstruction meeting and thereafter diligently pursue abatement and completion of their permits.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: PLPR Properties General Partnership; Robinson, Paul, Resident Agent

Location: 216 Charles Street, Baltimore, MD 21225

Violation: Operating a multi-family dwelling in R5 zoned district.

DISPOSITION: Consent Judgment entered prior to trial. Defendant shall apply for any necessary approvals within ninety days. If approval is granted for a multifamily dwelling, the Defendant has thirty days to bring property into compliance with conditions of approval. If defendant fails to apply for necessary approvals or the approvals are denied, the Defendant has thirty days to abate the violation by ceasing use of the property for a multi-family dwelling.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Plummer, Dale and Christine

Location: 504 Grays Creek Road, Pasadena MD 21122

Violation: No Certificate of Use and illegal business.

DISPOSITION: The case was dismissed as the defendants have applied for the necessary approvals to legalize the use of the property.

JUDGE: Mosley

ATTORNEY: CGR

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NAME OF MATTER: Rains, Larry

Location: 111 Elm Street, Glen Burnie, MD 21061

Violation: Unsafe structure

DISPOSITION: This matter appeared in court and a consent judgment was entered. Defendant has sixty days to abate violations. Fines waived pending compliance.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Singh, Gurmail

Location: 7528 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Construction of an addition without the required building permit

DISPOSITION: The parties agreed to postpone the matter to allow Defendant additional time to finalize the building permit. There is no reset date yet.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: 630 MD Rt. 3 North, LLC

Location: 630 MD Route 3 North Ln., Millersville MD 21108

Violation: Unauthorized grading without a permit and grading without a stormwater management plan resulting in a disturbance greater than 5,000 square feet.

DISPOSITION: A consent judgment was entered giving the Defendant sixty days to abate the violation on the property and requiring payment of \$50.00 in service costs.

JUDGE: Mosley

ATTORNEY: CGR

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NAME OF MATTER: Shore Restorations, LLC

Locations: 20 Shore Walk Road, Riva, MD 21401

Violations: Failure to comply with the approved grading permit; and, creating a source of erosion or off site sediment deposition.

DISPOSITION: The citations were entered Nolle Prosequi as proper service could not be proven. The violation has been abated.

JUDGE: Spencer

ATTORNEY: CGR

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: Matter postponed, defendant working on getting a permit and it is close to issuance. To be set in ordinary course.

JUDGE: Hammond

ATTORNEY: KPK