

Code Enforcement Litigation Report May 2024

NAME OF MATTER: Tobin, Joseph R., Sr.; Eden Tree Service

Location: 0, 806, 808 Maple Road, Gambrills, MD 21054

Violation: Grading without a permit; development without an approved stormwater management plan

DISPOSITION: Defendant Tobin appeared and Defendant Eden Tree Service (Clayton Harmon) failed to appear because he was not served. The parties agreed to postpone the matter to allow time to serve correct party. The case has been reset to October 3, 2024.

JUDGE: Wilcox

ATTORNEY: LKT

NAME OF MATTER: Bentley, Marcus and Katherine A.

Location: 131 Bliss Lane, Glen Burnie, MD 21060

Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter appeared in court on May 2, 2024. Defendants failed to appear. Default Judgments were entered against the Defendants ordering the Defendants to abate the violation within thirty (30) days of the date of the Judgment by removing all rubbish and garbage from the exterior of the property. Fines of \$250.00 each were imposed for the two (2) citations plus service costs of \$60.00 each were imposed for the two (2) citations (for total judgments of \$310.00 for each citation).

JUDGE: Wilcox

ATTORNEY: SL

NAME OF MATTER: Brandimore, Le Roy J. and Wadie G.

Location: 329 Clifton Avenue, Arnold, MD 21012

Violation: Unsafe structure

DISPOSITION: This matter appeared in court on May 2, 2024. Defendant Leroy W. Brandimore (Personal Representative of the Estate of Wadie M. Brandimore) appeared. The parties' joint postponement request was granted and the matter was reset for June 6, 2024. Defendant must apply for a demolition permit to immediately raze the unsafe structure on the subject property by the next hearing date.

JUDGE: Wilcox

ATTORNEY: SL

NAME OF MATTER: Duke, Dorothy L.

Location: 2704 Robin Road, Glen Burnie, MD 21060

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in court on May 2, 2024. Defendant failed to appear. The County requested that the matter be postponed in order to continue monitoring the property. The County's postponement request was granted and the matter was reset for June 6, 2024.

JUDGE: Wilcox

ATTORNEY: SL

NAME OF MATTER: Jones, Kenneth

Location: 324 Cove Road, Riva, MD 21140

Violation: Unsafe deck / Construction without permit

DISPOSITION: This matter appeared in court on May 2, 2024. Defendant appeared. The parties' joint postponement request was granted and the matter was reset for September 5, 2024. The Defendant must apply for a building permit for the repairs made to the deck on the subject property by the next hearing date.

JUDGE: Wilcox

ATTORNEY: SL

NAME OF MATTER: Pangle, Jr., Dallas L. & Susan F.

Location: 7576 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Outside storage of vehicles not properly tagged and maintenance of solid waste in the Chesapeake Bay Critical Area

DISPOSITION: This matter appeared in court on May 2, 2024. Defendant appeared and the contempt case was dismissed in open court because the violation was abated prior to the hearing.

The underlying Judgments previously entered against the Defendant remain in place. On May 2, 2024, the Defendant paid the outstanding judgment fines in the amount of \$2,000.00 to OPZ.

An additional \$1,000.00 contempt fine owed by the Defendant was waived by the County.

JUDGE: Wilcox

ATTORNEY: SL

NAME OF MATTER: Murray, Robert B. and Joan O.; Murray, Robert B., III (2)

Location: 4939 Bonniewood Drive, Shadyside, MD 20764

Violation: Outside storage of unregistered vehicles and junk; rooster

DISPOSITION: This matter appeared in court on May 2, 2024. Defendants Robert B. Murray, Jr. and Joan O. Murray appeared. Consent Judgments were entered with Defendants Robert B. Murray, Jr. and Joan O. Murray ordering the Defendants to abate the violations within one hundred twenty (120) days of the date of the Judgment by removing all unregistered/inoperable vehicles and all junk and solid waste from the subject property. All fines were suspended pending compliance; however, Defendants Robert B. Murray, Jr. and Joan O. Murray shall pay service costs of \$53.60 each.

Defendant Robert B. Murray, III failed to appear. Default Judgment was entered against Defendant Robert B. Murray, III ordering the Defendant to abate the violations within one hundred twenty (120) days of the date of the Judgment by removing all unregistered/inoperable vehicles and all junk and solid waste from the subject property. Defendant shall pay a fine of \$2,000.00 and service costs of \$60.00 (for a total judgment fine amount of \$2,060.00).

JUDGE: Wilcox

ATTORNEY: SL

NAME OF MATTER: Vasquez, Walter and Isaula, Claudia

Location: 108 5th Avenue SE, Glen Burnie, MD 21061

Violation: Construction of an addition and deck on the rear of the house

DISPOSITION: Property owner requested a postponement to allow more time to complete the permitting process. The postponement request was granted.

JUDGE: Hammond

ATTORNEY: ANH

NAME OF MATTER: Pena, Raul O.

Location: 412 Irene Drive, Glen Burnie, MD 21061

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in court on May 14, 2024. Defendant appeared. The parties' joint postponement request was granted and the matter will be reset for July 9, 2024. Defendant must remove all unregistered/inoperable vehicles from the subject property by the next hearing date.

JUDGE: Hammond

ATTORNEY: SL

NAME OF MATTER: Matthews, Dawn

Location: 601 Wood Street, Baltimore, MD 21225

Violation: Excessive amount of dog waste on property

DISPOSITION: This matter appeared in court on May 14, 2024. Defendant appeared. The parties' joint postponement request was granted and the matter will be reset for July 9, 2024. Defendant must maintain the subject property in compliance with the County Property Maintenance Code.

JUDGE: Hammond

ATTORNEY: SL

NAME OF MATTER: Asbury Woods Condominium Association, Inc.

Location: Barnett Court, Severn, MD 21144

Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter appeared in court on May 7, 2024. Counsel for Defendant appeared. A Consent Judgment was entered ordering the Defendant to abate the violations within thirty (30) days by removing any accumulation of rubbish and garbage from the common areas of the subject property and properly storing all rubbish and garbage in approved containers. Defendant shall pay a fine of \$250 for the violations.

JUDGE: Wilcox

ATTORNEY: KDD

NAME OF MATTER: Wanetik, Abbey L.

Location: 507 Forest Road, Riva, MD 21140

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on May 7, 2024. A trial was held and the Judge found in favor of the County. An order was entered requiring the Defendant to abate the violation within ten (10) days by removing all unregistered and/or inoperable vehicles from the subject property. If the Defendant fails to abate the violation within ten (10) days then the County is authorized to abate the violation at the Defendant's expense. A fine of \$1,000.00 was suspended pending compliance with the order. Service costs of \$60.00 were imposed.

JUDGE: Wilcox

ATTORNEY: KDD

NAME OF MATTER: Glenview Housing Limited Partnership (EHC)

Location: 7974 Nolpark Court Unit 103, 8005 Nolpark Court Unit 102 & 7995 Nolpark Court Unit 302, Glen Burnie, MD 21061

Violation: No permanent heat source in units

DISPOSITION: This matter appeared in court on May 2, 2024. The Defendant failed to appear. A Default Judgment was entered ordering the defendant to pay a fine in the amount of \$12,125.00. The Judgment was subsequently vacated at defendant's request and a hearing date of September 5, 2024 has been scheduled.

JUDGE: Wilcox

ATTORNEY: ANH

NAME OF MATTER: Crowetz, Ursula and Heather

Location: 7754 West Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in Court on May 14, 2024. Defendants failed to appear. A Judgment of Affidavit was entered ordering the Defendants to abate the violation in thirty (30) days by removing all unregistered and or inoperable vehicles from the Subject Property. If the Defendants fail to abate the violation within thirty (30) days then the County is authorized to abate the violation at the Defendants' expense. A fine of \$250.00 was imposed and service costs of \$30.00 for a total Judgment of \$280.00 against EACH Defendant.

JUDGE: Hammond

ATTORNEY: KDD

NAME OF MATTER: Hudson, Frederick A.

Location: 773 Duvall Highway, Pasadena, MD 21122

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in Court on May 14, 2024. Defendant failed to appear. A Judgment on affidavit was entered ordering the Defendant to abate the violation in thirty (30) days by removing any unregistered and / or inoperable vehicles from the subject property. If the Defendant fails to abate the violation in thirty (30) days then the County is authorized to abate the violation at the Defendant's expense. A fine of \$125.00 was imposed and service costs of \$60.00 for a total Judgment of \$185.00.

JUDGE: Hammond

ATTORNEY: KDD

NAME OF MATTER: Shryock, Michael, Sr. and Nicola

Location: 8424 Smallwood Court, Pasadena, MD 21122

Violation: Outside storage of unregistered/inoperable vehicles and junk

DISPOSITION: This matter appeared in court on May 14, 2024. Defendant failed to appear. The citation was nolle prossed at the County's request because the violation was abated prior to the hearing.

JUDGE: Hammond

ATTORNEY: KDD

NAME OF MATTER: Spranza, Michele

Location: 2700 Finch Drive, Glen Burnie, MD 21060
Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in Court on May 14, 2024. Defendant failed to appear. A Judgment on affidavit was entered ordering the Defendant to abate the violation in thirty (30) days by removing all unregistered and / or inoperable vehicles from the subject property. If the Defendant fails to abate the violation in thirty (30) days then the County is authorized to abate the violation at the Defendant's expense. A fine of \$125.00 was imposed and service costs of \$45.00 for a total Judgment of \$170.00.

JUDGE: Hammond

ATTORNEY: KDD

NAME OF MATTER: 28 Sumac Road, LLC

Location: 28 Sumac Road, Glen Burnie, MD 21060
Violation: Unsafe structure open to casual entry

DISPOSITION: Violation abated, case dismissed.

JUDGE: Wilcox

ATTORNEY: CGR

NAME OF MATTER: RL Therapy Spa, Inc. and Knight, Kim, Resident Agent and Individual Defendant

Location: 3513 Laurel Fort Meade Road, Laurel, MD 20724
Violation: Authorizing/permitting the administration of massage therapy by a person without a license

DISPOSITION: Defendants failed to appear and a Default Judgment was entered ordering the Defendants cease operating massage therapy establishments until they provide necessary information to the County, cease permitting unlicensed individuals to administer massage therapy, and cease operating massage therapy establishments without a license. Defendants also ordered to pay \$1,500 (RL Therapy) and \$1,000 (Kim Knight) within thirty (30) days and to pay service costs of \$54.

JUDGE: Wilcox

ATTORNEY: CGR

NAME OF MATTER: Gaither, Yvonne M. and Robert B., Sr. (Deceased)

Location: 417 Harlem Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Defendant failed to appear. A Default Judgment was entered against the Defendant ordering the Defendant to abate the violation within thirty (30) days of the date of the Judgment by removing all junk and 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 it at the Defendant's expense. Defendant was ordered to pay a fine of \$2,000.00 for the violation, plus \$51.20 for service costs.

JUDGE: Wilcox

ATTORNEY: CGR

NAME OF MATTER: Gaither, Gregory D. and Jackson, Laurie

Location: 421 Harlem Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: Case was postponed at County request to allow additional time to effect service on Defendants.

JUDGE: Wilcox

ATTORNEY: CGR

NAME OF MATTER: Tolson, Stephen E. and Kimberly A.

Location: 5609 Exeter Street, Churchton, MD 20773

Violation: Outside storage of unregistered vehicles; no Certificate of Use; Use not permitted

DISPOSITION: The parties entered into a consent judgment in which Defendants agreed to remove all outside storage within sixty (60) days. A fine in the amount of \$200 was imposed against Stephen Tolson, along with \$75 in service costs for a total of \$275.

JUDGE: Wilcox

ATTORNEY: LKT

NAME OF MATTER: Wang, Fei

Location: 981 Shoreland Drive, Glen Burnie, MD 21060

Violation: Unsafe pier; Fence - no permit

DISPOSITION: The parties entered into a consent judgment under which the Defendant agreed to obtain a demolition permit for the pier and fence within ninety (90) days. A fine of \$875 was suspended pending compliance and service costs of \$60 were imposed as judgment.

JUDGE: Wilcox

ATTORNEY: LKT

NAME OF MATTER: Kellner, William J., Jr.

Location: 7838 Catherine Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on May 2, 2024. Defendant appeared. Consent Judgment was entered with the Defendant ordering the Defendant to abate the violation within one hundred twenty (120) days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property. All fines were suspended pending compliance; however, Defendant shall pay service costs of \$51.40.

JUDGE: Wilcox

ATTORNEY: SL

NAME OF MATTER: Wonder, Tammy M.

Location: 203 Winston Road, Pasadena, MD 21122

Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter appeared in court on May 14, 2024. Consent Judgment was entered with the Defendant ordering the Defendant to abate the violation within thirty (30) days of the date of the Judgment by removing all rubbish and garbage from the exterior of the subject property, obtaining additional garbage cans for the subject property and storing garbage in cans with tight fitting lids at all times. Defendant shall pay a Judgment fine of \$250.00 and service costs of \$45.00 (for a total fine amount of \$295.00).

JUDGE: Hammond

ATTORNEY: SL

NAME OF MATTER: Brockmont Limited Partnership

Location: 3541 Laurel Fort Meade Road (3509 Laurel Ft. Meade Road), Laurel, MD 20724

Violation: New Tenant Space (Janelle Furniture and Appliances) without the required building permit

DISPOSITION: This matter was held in court on May 2, 2024. At that time the case was dismissed as all violations were satisfactorily abated prior to court.

JUDGE: Wilcox

ATTORNEY: ANH

NAME OF MATTER: Meloy, Wilson Steuart

Location: 877 Chesterfield Road, Annapolis, MD 21401

Violation: Working out of scope of Building Permit No. B02396450

DISPOSITION: This matter appeared in court on May 2, 2024. The Defendant failed to appear. A Default Judgment was entered ordering the Defendant to pay a fine of \$625 and abate the building code violations within thirty (30) days.

JUDGE: Wilcox

ATTORNEY: ANH