

CODE ENFORCEMENT LITIGATION REPORT
December 2022

NAME OF MATTER: Castro, Isaias and Ortiz, Gustavo

Location: 2611 Evergreen Road, Odenton, MD 21113

Violation: Contempt - Unauthorized construction of four (4) accessory structures (horse barn with second story; an enclosed structure with open porch and bar area; a round pavilion, and a footbridge spanning a watercourse) - without any building or trade permit(s); and, unauthorized grading affecting an area of approximately 50,000 square feet of land and placement of mechanical stabilization - also without a grading permit or approved stormwater management plan

DISPOSITION: Defendant failed to appear. Default judgment entered on the contempt. Defendant was ordered to pay a contempt fine of \$3,000 and complete the permit process or abate the violation within thirty days.

JUDGE: McKenna

ATTORNEY: ANH

NAME OF MATTER: Chung, Bill and Sang

Location: 2034 Citrus Avenue, Jessup, MD 20794

Violation: Construction of an addition without the required building permit

DISPOSITION: The Defendant needed additional time to respond to comments from the Health Department. The parties agreed to postpone the matter, and the case has been reset to May 9, 2023.

JUDGE: Pryal

ATTORNEY: LKT

NAME OF MATTER: Dunne Wright Services, LLC

Location: 4020 Belle Grove Road, Baltimore, MD 21225

Violation: Duplex in R5 zoned district

DISPOSITION: The December 22, 2022 hearing date for Dunne Wright and January 5, 2023 hearing date for EM Holdings 7 were both postponed at joint request. The defendants have filed an application which, if granted, would abate the violation. The cases were postponed to allow time for the application to be reviewed.

JUDGE: N/A

ATTORNEY: CGR

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NAME OF MATTER: D & H Demolition LLC

Location: 2025 Dorsey Road, Glen Burnie, MD 21061

Violation: Construction of an accessory structure without an approved building permit. Stop work order issued.

DISPOSITION: Defendant failed to appear and a Default Judgment of Contempt was entered ordering the Defendant to apply for all building and trade permits within fourteen days of the date of the Judgment to abate the violations, and thereafter diligently pursue completion of all permits and plans. If Defendant fails to apply for the necessary permits, Defendant shall apply for demolition permit to abate violation. Defendant was ordered to pay a fine of \$2,000.00 if the contempt is not purged within fourteen days.

JUDGE: Pryal

ATTORNEY: CGR

NAME OF MATTER: Garcia, Wenceslao and Ingrid (Injunction)

Location: 1391 Defense Highway, Gambrills, MD 21054

Violation: No Certificate of Use, Use Not Permitted Auto Tow Lot, Oversize vehicles and Storage of Unregistered Vehicles.

DISPOSITION: Case postponed by joint request to allow time for property owners to pursue eviction proceedings against tenant(s) operating businesses in violation of Code.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Hubley, Mark and Mende, Susan

Location: 936 Fiorenza Drive, Lothian, MD 20711

Violation: No Certificate of Use (Wolf Creek Equine - veterinary clinic)

DISPOSITION: The parties filed a joint motion to postpone to allow time for site development plan. The case is reset to June 1, 2023.

JUDGE: N/A

ATTORNEY: LKT

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NAME OF MATTER: Hunters Creek Holdings, LLC (INJUNCTION)

Location: 804 Nursery Road, Linthicum, MD 21090

Violation: Operating a contractor's yard in a C3 zoned district, and no Certificate of Use.

DISPOSITION: A consent judgment was entered requiring the defendant to abate the violations on the property by applying for any appropriate permits, approvals, certificates, etc. within one hundred twenty days. After one hundred twenty days, the defendant is required to cease all use of the subject property for any use for which a permit/certificate application was not submitted and use the property only as permitted in a C3 zone. Within sixty days of any certificate application being denied or the failure to submit an application for any use on the property, the defendant shall abate the violations on the property. If any certificate, permit or approval is granted with conditions or limitations, the defendant has sixty days to bring the property into compliance with those conditions. A fine of \$2,000 is suspended.

JUDGE: Butcher

ATTORNEY: CGR

NAME OF MATTER: Lane, John N. and Benjamin M.

Location: 1768 Poplar Ridge Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants failed to appear. Default judgment entered. Defendants ordered to abate the violations and pay a \$1,000 fine (each) and service costs within thirty days.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Refugia, Jerie and Amely

Location: 909 Church Street, Baltimore, MD 21225

Violation: Unsafe structure due to a fire

DISPOSITION: This matter appeared in court on December 1, 2022. Defendants submitted a request for an interpreter on November 29, 2022. An interpreter was not available for the December 1, 2022 hearing date, so the matter has been postponed to February 2, 2023.

JUDGE: McKenna

ATTORNEY: EMR

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NAME OF MATTER: Sank, Ronnie A., Sr. and April

Location: 104 Elm Avenue, Glen Burnie, MD 21061
Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on December 1, 2022. The parties sought a joint postponement to allow the Defendants additional time to abate the zoning violation. The parties requested a reset date of February 2, 2023. The Court granted the postponement request.

JUDGE: McKenna

ATTORNEY: EMR

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 the required grading permit. Per the request of both parties, the hearing will be reset for either February 21, 2023 or March 2, 2023.

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Quintanilla, Jose E.

Location: 101 Phipps Lane, Annapolis, MD 21403
Violation: Construction of a retaining wall without the required building permit

DISPOSITION: The parties sought a joint postponement request to allow the Defendant additional time to obtain the final necessary inspections to complete the permit and abate the violation. The Court granted the postponement request.

JUDGE: Pryal

ATTORNEY: CGR