

**CODE ENFORCEMENT LITIGATION REPORT
DECEMBER 2023**

NAME OF MATTER: Armiger, William, IV and Miller (Armiger), Dawn

Location: 8186 Sonny Drive, Millersville, MD 21108

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in court on December 7, 2023. Defendants appeared. Violations were abated on the subject property prior to the hearing. Case was dismissed against both Defendants in open court.

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Ashford, Kevin

Location: 604 Whittier Parkway, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicle

DISPOSITION: Defendant appeared. A joint postponement requested was made and was granted by the court. Defendant is in the process of having the unregistered vehicle removed but needs more time.

JUDGE: Butcher

ATTORNEY: ANH

NAME OF MATTER: Calvert, Daniel L. (Deceased) and Crystal G.

Location: 108 Coralwood Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on December 12, 2023. Defendant Crystal G. Calvert did not appear. Violation was abated on the subject property prior to the hearing. Case was dismissed against the Defendant in open court.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Caudill, Dale L. and Ann M.

Location: 418 Lincoln Drive, Glen Burnie, MD 21060
Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in court on December 12, 2023. Both Defendants filed Motions to Postpone prior to the hearing. Defendants' Motions to Postpone were granted and the hearing was reset to January 9, 2023.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Chavez, Jose R. Pineda

Location: 7757 Baltimore Annapolis Boulevard, Glen Burnie, MD 21060
Violation: Construction of an addition without the required building permit

DISPOSITION: Consent judgment entered. Defendant ordered to apply for and diligently pursue a building permit within thirty days including responding to all comments from the Inspections and Permits Department. Service costs of \$53.40 were imposed.

JUDGE: Butcher

ATTORNEY: ANH

NAME OF MATTER: Claros, Jose G. and Palmer, Christine M.

Location: 513 Dover Road, Glen Burnie, MD 21061
Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in Court on December 12, 2023. The violation was abated prior to the hearing. Citations were entered nolle prosequi in open court.

JUDGE: McKenna

ATTORNEY: KDD

NAME OF MATTER: Egle, Anders C.

Location: 209 A Street, SW, Glen Burnie, MD 21061
Violation: Unsafe Structure open to casual entry

DISPOSITION: This matter appeared in court on December 7, 2023. Defendant appeared. Defendant obtained the required demolition permit prior to the hearing. Case was dismissed against the Defendant in open court.

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Entzian Investments, LLC (EZC)

Location: Bayard Road, Lothian, MD 20711

Violation: No certificate of use; use not permitted; use not allowed; prohibited outside storage; operating a contractor shop and yard; outside storage of junk; portable storage container

DISPOSITION: The Defendant filed a postponement request to allow time to finalize a special exception application and the Court granted the motion. The reset date is to be determined.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: ETTT Guardian, LLC

Location: 168 Ritchie Highway, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicle

DISPOSITION: This matter appeared in court on December 7, 2023. Defendant Thompson Matthew Miller, Jr. appeared. The violation was abated on the subject property prior to the hearing. The case was dismissed against both Defendants in open court.

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Hasse, Otto E. and Flynn, Rita D.

Location: 113 17th Avenue, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter appeared in court on December 12, 2023. Defendants failed to appear. Default Judgments were entered against the Defendants ordering the Defendants to abate the violation within thirty days of the date of the Judgment by removing and keeping the subject property free from all refuse, rubbish, or other waste accumulated on the subject property. Defendants shall pay a fine of \$125.00 each for the violation and \$30.00 each for service costs, for a total amount of \$155.00 each.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Henderson, Benjamin and Victoria (Deceased)

Location: 7843 Statesman Street, Severn, MD 21144

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on December 7, 2023. Defendant appeared. A Consent Judgment was entered ordering the Defendant to abate the violation within ninety 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 ninety days, then the County may abate the violation at the Defendant's expense. A fine of \$1,000 was suspended pending compliance and service costs of \$51.40 were imposed.

JUDGE: McKenna

ATTORNEY: KDD

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 December 7, 2023. Defendant appeared. Per the County's request, the matter was postponed and the hearing is reset to April 4, 2024.

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Lauer, Rudolph F. (deceased) and Evelyn Q.

Location: 380 Clover Court, Glen Burnie, MD 21060

Violation: Accumulation of rubbish/garbage

DISPOSITION: The case was not on the court's docket for 12/7/2023.

JUDGE: Butcher

ATTORNEY: ANH

NAME OF MATTER: Laurent, Marguerite and Marc

Location: 1208 Griner Lane, Shady Side, MD 20764

Violation: Construction of a new shed, deck, plumbing, electrical panels and outlets without the required building permit.

DISPOSITION: This matter appeared in court on December 12, 2023. Defendant Marguerite Laurent did not appear. Pursuant to the County's request, the matter was postponed and has been reset to February 1, 2024.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Leveron, Pedro A. and Ena G.

Location: 2490 Bell Branch Road, Gambrills, MD 21054

Violation: Interior & exterior renovations; construction of accessory structure without an approved building permit; working over Stop Work Order; grading and clearing without the required permit.

DISPOSITION: Consent judgment entered. Defendants ordered to abate the violations within one year and to apply for and diligently pursue all necessary permits within ninety days including responding to all comments from the Inspections and Permits Department. Fines and costs of \$2680.40 (P. Leveron) and \$2655.40 (E. Leveron) were imposed.

JUDGE: Butcher

ATTORNEY: ANH

NAME OF MATTER: Malik & Sons, LLC

Location: 7622 Baltimore Annapolis Boulevard, Glen Burnie, MD 21060

Violation: Accumulation of rubbish/garbage; rodent harborage.

DISPOSITION: This matter appeared in court on December 7, 2023. Defendant failed to appear. A Default Judgment was entered against the Defendant ordering the Defendant to abate the violations within thirty days of the date of the Judgment by removing and keeping the subject property free from all refuse, rubbish, or other waste accumulated on the subject property and by exterminating, by approved processes, all rodent harborage and infestations, and after extermination, taking proper precautions to eliminate rodent harborage and prevent reinfestation on the subject property. Defendant shall pay a fine of \$250.00 for the violations and \$60.00 for service costs (for a total amount of \$310.00).

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: McClelland, Douglas

Location: 743 Eddy Road, Crownsville, MD 21032

Violation: Unsafe structure open to casual entry.

DISPOSITION: This matter appeared in court on December 7, 2023. Defendant appeared with counsel. A consent judgment was entered against the Defendant. Defendant was ordered to re-activate and diligently pursue a building permit to repair the unsafe structure on the subject property or apply for a demolition permit to raise the unsafe structure within sixty days from the date of the Judgment. If the Defendant fails to abate the violation, then the County may abate the violation at the Defendant's expense. Service costs of \$50.00 were imposed.

JUDGE: McKenna

ATTORNEY: KDD

NAME OF MATTER: Moon, Milton L., Jr. and Bridget A. (Both Deceased); Thomas Kokolis, PR, Margaret Moon, Matthew Moon

Location: 6500 Dolphin Court, Glen Burnie, MD 21061
Violation: Outside storage of unregistered vehicles.

DISPOSITION: This matter appeared in court on December 7, 2023. Defendants Margaret Moon and Matthew Moon appeared. Defendant Thomas Kokolis did not appear. The violation was abated on the subject property prior to the hearing. Case was dismissed against all Defendants in open court.

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Neighoff, David

Location: 5806 Shady Side Road, Churchton, MD 20733
Violation: Interior and exterior renovations without the required permits.

DISPOSITION: This matter appeared in court on December 12, 2023. Defendant appeared with counsel. Defendant obtained the required building permit prior to the hearing. Case was dismissed against the Defendant in open court.

JUDGE: McKenna

ATTORNEY: SL

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 due to a pending appeal in the Circuit Court. The reset date is to be determined.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Reese, Martin L., Jr. (166 B&A, LLC)

Location: 166 Baltimore Annapolis Boulevard, Severna Park, MD 21146
Violation: Outside storage of unregistered vehicles and junk.

DISPOSITION: This matter appeared in court on December 7, 2023. Defendant Martin L. Reese, Jr. appeared. Pursuant to the County's request, the matter was postponed. The hearing is rest to February 1, 2024.

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Rojas, Joel Guzman and Sara Hernandez Galvan (INJUNCTION #3)

Location: 1391 Generals Highway, Crownsville, MD 21032

Violation: Outside storage not accessory to residential use; operating contractor use not permitted; landscaping and tree contracting without Special Exception; no Zoning Certificate of Use for outside storage of construction materials or contractor yard; unregistered vehicles.

DISPOSITION: This matter appeared in court on December 7, 2023. Defendants appeared with counsel. A Consent Judgment was entered ordering the Defendants to abate the violations within thirty days by removing all unregistered and/or inoperable vehicles from the subject property, ceasing all use of the subject property for the outside storage of contractors' materials and equipment, and ceasing all use of the subject property for the operation of a landscaping business. If the Defendants fail to abate the violations within thirty days the County may abate the violations at the Defendants' expense. A fine of \$250 per Defendant was imposed and service costs of \$56.40 (for a total fine of \$556.40).

JUDGE: McKenna

ATTORNEY: KDD

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 case to allow Defendant time to finalize the site plan and building permit. The case has been reset to March 8, 2024.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: Solano, Felix P.

Location: 300 Nursery Road, Linthicum, MD 21090

Violation: Outside storage of unregistered/inoperable vehicles and junk.

DISPOSITION: Defendant failed to appear. A Default Judgment was entered ordering the Defendant to abate the violations within thirty days of the date of the Judgment. Defendant ordered to pay a fine of \$125 for each citation and \$60 service costs.

JUDGE: McKenna

ATTORNEY: ANH

NAME OF MATTER: Speaks, Stanley J.

Location: 101 Kuethe Drive, Annapolis, MD 21403
Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: The Defendant requested a postponement to obtain an attorney. The Court granted the postponement but indicated this will be the only continuance. The case is reset to January 4, 2023.

JUDGE: McKenna

ATTORNEY: LKT

NAME OF MATTER: Stallings, Megan E.

Location: 233 W. Meadow Road, Baltimore, MD 21225
Violation: Accumulation of rubbish/garbage; Rodent harborage/infestation.

DISPOSITION: This matter appeared in Court on December 12, 2023. Defendant failed to appear. A Judgment on Affidavit was entered against the Defendant ordering the Defendant to abate the violations within thirty days of the date of the Judgment by removing all accumulations of rubbish and garbage from the exterior of the property and exterminating any rodent harborage on the exterior of the property. If the Defendant fails to abate the violation within thirty days, then the County may abate the violation at the Defendant's expense. Defendant shall pay a fine of \$250.00 for the violations and \$60.00 for service costs (for a total amount of \$310.00).

JUDGE: McKenna

ATTORNEY: KDD