

Code Enforcement Litigation Report

June 2024

NAME OF MATTER: Bestpro, LLC

Location: 7048 Aviation Boulevard, Glen Burnie, MD 21061

Violation: Grading without a permit; Demolition of structures and interior & exterior renovations without a building permit

DISPOSITION: Both defendant and attorney appeared in court on this matter June 6, 2024. The building injunction case was resolved prior to trial by both parties putting oral stipulations on record in open court. No fines were imposed in the building injunction case. A trial was held in the grading injunction case and it is being continued to a later date (not yet scheduled).

JUDGE: Duden

ATTORNEY: Sandy Lamy

NAME OF MATTER: Black, Kara

Location: 100 Ralph Road, Glen Burnie, MD 21060

Violation: Construction of a rear addition without the required permits

DISPOSITION: Case postponed prior to trial at defendant's request.

JUDGE: N/A

ATTORNEY: Curran G Ritter

NAME OF MATTER: Blake, John F., Jr. and Shaggy Tires LLC

Location: 4000 Belle Grove Road, Brooklyn Park, MD 21225

Violation: Construction of an accessory structure without the required building permit

DISPOSITION: Both defendants appeared in court on June 6, 2024. The case was dismissed in open court because the violation was abated prior to the hearing.

JUDGE: Duden

ATTORNEY: Sandy Lamy

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

Location: 329 Clifton Avenue, Arnold, MD 21012

Violation: Unsafe structure

DISPOSITION: Defendants failed to appear in court on June 6, 2024. Per the County's request, the matter was postponed. The hearing will be reset for July 9, 2024. Defendant must perfect the defective application for a demolition permit to immediately raze the unsafe structure on the subject property by the next hearing date.

JUDGE: Duden

ATTORNEY: Sandy Lamy

NAME OF MATTER: Caceres, Lorgio and Lisseth

Location: 7729 Jones Road, Pasadena, MD 21122

Violation: Unsafe pool

DISPOSITION: Both Defendants failed to appear in court on June 6, 2024. A default judgment was entered ordering the Defendants to pay a fine of \$1,125.00 EACH and abate the violations within thirty (30) days. Court costs of \$60.00 (Lorgio) and \$50.00 (Lisseth) imposed.

JUDGE: Duden

ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Crain Warehouse, LLC

Location: 4701 Belle Grove Road, Unit H, Baltimore, MD 21225

Violation: New Residential Tenant Improvement (Wafmay Auto) without the required permit

DISPOSITION: Defendant failed to appear in court on June 6, 2024 on this matter. The case was dismissed at the County's request as all violations were abated prior to the hearing.

JUDGE: Duden

ATTORNEY: Katelyn D Denison

NAME OF MATTER: Crowe, Clyde and Veronica

Location: 0 Witt Road, Glen Burnie, MD 21060; Tax Account #5625-9025-5407

Violation: Outside storage of unregistered vehicles and junk; Oversized vehicles on residential lot; Business or Use prohibited; Business or Use not allowed in R5 Zoning District

DISPOSITION: Defendant's son was the one placing Junk and URVs on the neighboring property. Case was dismissed against Defendants.

JUDGE: Mosley

ATTORNEY: Curran G Ritter

NAME OF MATTER: Crowe, Clyde and Veronica

Location: 0 Witt Road, Glen Burnie, MD 21060; Tax Account #5625-9025-5407

Violation: Outside storage of unregistered vehicles and junk; Oversized vehicles on residential lot; Business or Use prohibited; Business or Use not allowed in R5 Zoning District

DISPOSITION: The injunction was dismissed as the Defendant abated the violation prior to court.

JUDGE: Mosely

ATTORNEY: Curran G Ritter

NAME OF MATTER: Day, George, Jr., Cora Blount, Leroy Day, Raymond Day, William Day

Location: 110 McKinsey Road, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in court on June 6, 2024. Defendants George Day, Jr. and Leroy Day appeared. Per the County's request, the matter was postponed. The hearing will be reset for August 1, 2024.

JUDGE: Duden

ATTORNEY: Sandy Lamy

NAME OF MATTER: Duke, Dorothy L.

Location: 2704 Robin Road, Glen Burnie, MD 21060

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: Defendant failed to appear in court on June 6, 2024 on this matter. The case was dismissed in open court because the violation was abated prior to the hearing.

JUDGE: Duden

ATTORNEY: Sandy Lamy

NAME OF MATTER: Evans, Stephen E.

Location: 7116 Baltimore Annapolis Boulevard, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: The injunction was dismissed as the Defendant abated the violation prior to court.

JUDGE: Mosely

ATTORNEY: Curran G Ritter

NAME OF MATTER: Fiorenza, Justin and Stanley, Heather a/k/a Heather Michelle Fiorenza

Location: 464 Friendship Road, Friendship, MD 20758

Violation: Grading without a permit and an approved stormwater management plan

DISPOSITION: Defendants failed to appear and a Default Judgment was entered ordering the Defendants to apply for all grading permits and approvals within thirty (30) days of the date of the Judgment to abate the violations, and thereafter diligently pursue completion of all permits and plans. Defendants were ordered to pay a fine of \$2,000.00 each and costs of \$83.00 jointly and severally.

JUDGE: Mosely

ATTORNEY: Curran G Ritter

NAME OF MATTER: Laumann, Paul and Nicole (Owners); Catalina Pool Builders, LLC

Location: 211 Oak Drive, Pasadena, MD 21122

Violation: Expired Building Permit No. B02357398 (In-ground pool)

DISPOSITION: Defendants were found to be in violation of the Code and an order was entered requiring the Defendants to apply for all necessary permits and approvals within ninety (90) days and diligently pursue completion of the permit no later than ninety (90) days after the issuance or reactivation of the necessary permit. If the Defendants fail to abate the violation the County can abate. The Defendants ordered to pay service costs of \$135.00 within sixty (60) days.

JUDGE: Mosley

ATTORNEY: Curran G Ritter

NAME OF MATTER: Laurel Lodging Corp.

Location: 3560 Russett Green East Road, Laurel, MD 20724

Violation: Unsafe roof and front facade

DISPOSITION: The Court postponed the matter at the Defendant's request to allow additional time for Defendant to abate.

JUDGE: Mosley

ATTORNEY: Curran G Ritter

NAME OF MATTER: Martinez, Berenice Aguilar (Injunction - (0) Arundel Expressway) (USE 2023-4527)

Location: Arundel Expressway, Glen Burnie MD

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

DISPOSITION: Case dismissed. Companion case for adjacent property amended to include all violations on both properties.

JUDGE: Mosley

ATTORNEY: Curran G Ritter

NAME OF MATTER: Martinez, Berenice Aguilar (Injunction - Anon Ln)

Location: 7037 Anon Ln., Glen Burnie MD 21060

Violation: Operating a commercial tree business in a R5 zoned district; no approved certificate of use; junk; and, unregistered vehicles.

DISPOSITION: Case postponed prior to hearing date at County's request as inspector was unavailable for hearing date. Case reset to December.

JUDGE: N/A

ATTORNEY: Curran G Ritter

NAME OF MATTER: Pearson, David E., II

Location: 329 W. Arden Road, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage; rodent harborage

DISPOSITION: Defendant failed to appear for this matter in court on June 6, 2024. The case was dismissed in open court because the violations were abated prior to the hearing.

JUDGE: Duden

ATTORNEY: Sandy Lamy

NAME OF MATTER: Quintanilla, Jose Enrique

Location: 4208 Shoreham Beach Road, Edgewater, MD 21037

Violation: Grading without a permit in the Critical Area; Construction of retaining walls without a permit

DISPOSITION: The Court postponed the matter at the Defendant's request to allow additional time for Defendant to resolve issues with obtaining sufficient property to allow abatement to move forward. Resolution of that issue will impact what abatement requirements are placed on the Defendant.

JUDGE: Mosley

ATTORNEY: Curran G Ritter

**NAME OF MATTER: Rojas Guzman, Joel and Hernandez Galvan, Sara
(INJUNCTION #2)**

Violation Address: 751 Generals Highway, Millersville MD 21108

Violation: Grading without a stormwater management plan and permit; construction of a patio without a permit and issued Stop Work Order.

DISPOSITION: A Consent Judgment of Constructive Civil Contempt was entered ordering the Defendants to purge the contempt by retaining a licensed engineer and having the engineer contact I&P within fifteen (15) days, applying for all necessary permits or approvals and responding to existing comment letter within thirty (30) days, responding to future comment letters within fourteen (14) days, taking all action necessary to have permit issued within ninety (90) days, and complete work within sixty (60) days of permit being issued, and paying service costs of \$103 each. If the Defendants fail to purge the contempt, they must abate the violation and a \$10,000 fine is imposed against each Defendant (3 Defendants) and, if the Defendants fail to abate, the County may abate the violation at the Defendants' expense.

JUDGE: Wilcox

ATTORNEY: Curran G Ritter

NAME OF MATTER: Sellner, Donald

Location: 671 211th Street, Pasadena, MD 21122

Violation: Unsafe structure

DISPOSITION: A Consent Judgment of Constructive Civil Contempt was entered requiring Defendant to purge the contempt by completing building permit B02388453 by October 1, 2024. If the Defendant fails to purge contempt, the County may abate the violation and Defendant shall pay service costs of \$50.00.

JUDGE: N/A

ATTORNEY: Curran G Ritter

NAME OF MATTER: Suksta, Kathryn I. (deceased), Gail L. Suksta and Virginia K. Plumley

Location: 331 W. Arden Road, Baltimore, MD 21225

Violation: Rodent harborage and infestation

DISPOSITION: This matter appeared in Court on June 6, 2024. Defendants failed to appear. The case was dismissed at the County's request as all violations were abated prior to the hearing.

JUDGE: Duden

ATTORNEY: Katelyn D Denison

NAME OF MATTER: Watts, Chris D.

Location: 1330 Yorktown Road, Annapolis, MD 21409

Violation: Outside storage of unregistered and commercial vehicles

DISPOSITION: A Consent Judgment was entered ordering the Defendant to remove any unregistered vehicles within one (1) year, any oversized vehicles within two (2) years, and any junk or solid waste from the property within three (3) years of the date of the Judgment. If the Defendant fails to abate the violations in accordance with the timeline, then the County may abate it at the Defendant's expense. The \$2,000 fine was suspended and Defendant has to pay costs of \$51.00.

JUDGE: Mosely

ATTORNEY: Curran G Ritter