

Code Enforcement Litigation Report

November 2024

NAME OF MATTER: 7825 Eleanore Drive, LLC

Location: 7825 Eleanore Drive, Glen Burnie, MD 21061

Violation: Sump Pump Discharge

Disposition: Violation satisfactorily abated prior to court. Case dismissed.

JUDGE: Mosley

ATTORNEY: Aisha N Hilliard

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NAME OF MATTER: Blanton, Keith A.

Location: 223 Cedar Hill Lane, Brooklyn, MD 21225

Violation: Outside storage of unregistered/inoperable vehicles and junk; Oversized vehicles on residential lot

DISPOSITION: This matter appeared in Court on November 7, 2024. Defendant appeared. A consent judgment was entered ordering the Defendant to abate the violations within sixty (60) days by removing any junk or solid waste and any accumulation of rubbish and garbage from the exterior of the subject property. If the Defendant fails to abate the violations within sixty (60) days, then the County is authorized to abate the violations at the Defendant's expense. A fine of \$125.00 was imposed (the remaining \$2000 suspended pending compliance with the Judgment) in addition to service costs of \$60.00 for a total judgment of \$185.00.

JUDGE: Mosley

ATTORNEY: Katelyn D Denison

NAME OF MATTER: Branham, James C., III

Location: 216 Cheddington Road, Linthicum, MD 21090

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in Court on November 7, 2024. Defendant failed to appear. A Default Judgment was entered ordering the Defendant to abate the violations within 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 at the Defendant's expense. A fine of \$1,000.00 was imposed in addition to service costs of \$60.00 for a total judgment of \$1,060.00.

JUDGE: Mosley

ATTORNEY: Katelyn D Denison

NAME OF MATTER: Breakfield, Susan

Location: 717 213th Street, Pasadena, MD 21122

Violation: Swimming pool not being maintained in a clean and sanitary manner

DISPOSITION: This matter appeared in court on November 7, 2024. Defendant appeared. Consent Judgment was entered with the Defendant ordering the Defendant to abate the violation on the subject property within one hundred fifty (150) days of the date of the Judgment by maintaining the swimming pool on the subject property in a clean and sanitary condition or by removing the swimming pool completely from the subject property. All fines were suspended pending compliance; however, Defendant shall pay service costs of \$60.00.

JUDGE: Hammond
ATTORNEY: Sandy Lamy

NAME OF MATTER: Brooklyn Centre, LLC

Location: 5101 Governor Ritchie Hwy, Baltimore, MD 21225

Violation: Rodent Harborage; Accumulation of Rubbish or Garbage

DISPOSITION: This matter appeared in Court on November 12, 2024. Defendant failed to appear. Default judgment was entered against the Defendant for both citations. The Defendant is required to abate the violations within thirty (30) days by removing any accumulation of rubbish and garbage from the exterior of the property and exterminating any rodent infestation or harborage on the property by an approved process. If the Defendant fails to abate the violations, then the County may abate at the Defendant's expense. A fine of \$250.00 plus service costs of \$60.00 were imposed for each citation, for a total of \$620.00.

JUDGE: Duden
ATTORNEY: Katelyn D Denison

NAME OF MATTER: Dughly, Mohamad I.

Location: 8266 Elvaton Road, Millersville, MD 21108

Violation: overflowing sewage; exterior deck and concrete surfaces in disrepair; electrical system hazards

DISPOSITION: Defendant appeared. Per the County's request, the matter was postponed for ninety (90) days. The hearing will be reset for February 6, 2025. The subject property has been sold to a new owner. The County will dismiss the case against the Defendant if a newly recorded deed is available by the next hearing date.

JUDGE: Hammond
ATTORNEY: Sandy Lamy

NAME OF MATTER: Freeman, Joseph E.

Location: 707 Marley Avenue, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on November 7, 2024. Defendant appeared. Consent Judgment was entered ordering the Defendant to abate the violation within sixty (60) days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property. All fines were suspended pending compliance. Defendant shall pay service costs of \$60.00.

JUDGE: Mosley

ATTORNEY: Sandy Lamy

NAME OF MATTER: Gelfund 2, Gatewater Landing Apartments L.P.

Location: 7355 Ridgewater Court, Glen Burnie, MD 21060

Violation: Sewage overflowing into Marley Creek

DISPOSITION: This matter appeared in Circuit Court on November 12, 2024 on a preliminary injunction hearing.

The presiding judge was Judge Michael Malone. Attorney Rick Grams appeared on behalf of the Defendants. Attorneys Sandy Lamy and Kelly Kenney appeared on behalf of the County.

A Consent Preliminary Injunction Order was entered with the Defendants ordering the Defendants to: Hire a Licensed Professional to inspect the sewage pumping station, within ten (10) days of the entry of the Order, Defendants shall report any sewage overflows that occur after the date of the Order to the Department of Health and to the Maryland Department of the Environment, no later than twenty-four (24) hours of becoming aware of said overflow, and Defendants shall pay a civil penalty of Five Hundred Dollars (\$500.00) EACH per day to Anne Arundel County, Maryland for each day the Defendants fail to comply with the provisions of the Order.

JUDGE:

ATTORNEY: Sandy Lamy

NAME OF MATTER: Griffin, Michael and Day, Robyn, et al (Countryside Deli)

Location: 5901 Southern Maryland Boulevard, Lothian, MD 20711

Violation: Construction of an enclosed front porch without the required building permit

DISPOSITION: The cases were postponed by joint request to December 13, 2024 to allow the defendants time to complete the abatement. The defendants have abated all violations except that a final building permit inspection is needed.

JUDGE: Pryal

ATTORNEY: Curran G Ritter

NAME OF MATTER: Hedley, Clifton J. and Reynolds, Lauren B. aka Lauren Blake Hedley

Location: 102 1st Avenue S., Glen Burnie, MD 21061

Violation: Expired permit - Building Permit No. B02388221; Interior renovations without the required permit

DISPOSITION: This matter appeared in court on November 7, 2024. Defendants failed to appear. Per the County's request, the matter was postponed for thirty (30) days. The hearing will be reset for December 5, 2024. There is a final building inspection scheduled that may resolve the violation.

JUDGE: Hammond
ATTORNEY: Sandy Lamy

NAME OF MATTER: Hrina, Elsie

Location: 1712 Chesapeake Dr, Edgewater MD 21037

Violation: Junk

DISPOSITION: This matter appeared in Court on November 8, 2024. The County directed the Court to enter a nolle prosequi for this matter because the violation was satisfactorily abated prior to the hearing.

JUDGE: Duden
ATTORNEY: Robin J Clark

NAME OF MATTER: Koontz, Jessica and Robin

Location: 7706 Suitt Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in Court on November 12, 2024. The County entered a nolle prosequi for both citations as all violations were abated prior to the hearing.

JUDGE: Duden
ATTORNEY: Katelyn D Denison

NAME OF MATTER: Laurel Lodging Corp.

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

Violation: Unsafe roof and front facade

DISPOSITION: The case put on the docket on November 12, 2024 for the purposes of dismissal. The violation is abated and the case was dismissed.

JUDGE: Duden
ATTORNEY: Curran G Ritter

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 ordering the defendant to retain a licensed engineer to draft and submit all necessary plans for abatement within thirty (30) days, apply for all necessary permits within in ninety (90) days and abate the violations on the property within eighteen (18) months.

JUDGE: Wilcox

ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Molina, Victoria

Location: 7864 Cheverly Ln, Glen Burnie MD 21060

Violation: Unregistered or Inoperable Vehicles

DISPOSITION: The Defendant appeared on the trial date of November 12, 2024. A 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 registering or removing the unregistered vehicle on the subject property. The Consent Order provides the County with the authority to enter the property to inspect and to abate the violation if not addressed by Defendant within thirty (30) days, charging the costs of the abatement to the Defendant. All fines were suspended pending compliance. Defendant shall pay service costs of \$45.00 within thirty (30) days.

JUDGE: Duden

ATTORNEY: Robin J Clark

NAME OF MATTER: Oats, Crystal R.

Location: 112 5th Ave, Brooklyn MD 21225

Violation: Unregistered or Inoperable Vehicles

DISPOSITION: The Defendant failed to appear. Default Judgment entered, imposing fine of \$250.00 and service costs of \$45.00 and a requirement to abate the violation by registering or removing unregistered vehicles from the subject property within thirty (30) days. The Judgment provides the County with the authority to enter the property to inspect and to abate the violation if not addressed by the Defendant within thirty (30) days, charging the costs of the abatement to the Defendant.

JUDGE: Duden

ATTORNEY: Robin J Clark

NAME OF MATTER: PAX, LLC (INJUNCTION and CONTEMPT)

Location: 1177 Patuxent Road, Odenton MD 21113

Violations: Grading without a permit; development without an approved stormwater management plan; development may not occur within a 25 foot buffer. Stop work Order issued.

DISPOSITION: This matter appeared in court on November 7, 2024. Defendant failed to appear. A Default Judgment of Civil Constructive Contempt was entered against the Defendant ordering the Defendant to revise or modify the existing grading permit and to pay previously imposed fines, costs and service costs within thirty (30) days of the date of the Judgment. Defendant shall pay a contempt fine of \$1,000.00 and service costs of \$60.00 (for a total judgment of \$1,060.00).

JUDGE: Mosley

ATTORNEY: Sandy Lamy

NAME OF MATTER: Redolf, Beth Ann & Mark E.

Location: 757 222nd St., Pasadena, MD 21122

Violation: Containers, URV

DISPOSITION: This matter appeared in Court on November 12, 2024. Defendant Mark Redolf appeared. Defendant Beth Redolf failed to appear. A Consent Judgment was entered with Defendant Mark Redolf ordering the Defendant to abate the violations within ninety (90) days by removing any unregistered and/or inoperable vehicles and truck compartments, shipping containers, or similar portable storage containers from the Subject Property. If Defendant Mark Redolf fails to abate the violations within ninety (90) days then the County is permitted to abate at the Defendant's expense. A fine of \$125 was imposed (the remaining \$375 suspended pending compliance with the Judgment) in addition to service costs of \$50. The Court granted a sixty (60) day postponement at the County's request to resolve service issues against Defendant Beth Redolf.

JUDGE: Duden

ATTORNEY: Katelyn D Denison

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 November 22, 2024. Both Defendants appeared. A Philippine language interpreter was present in the courtroom. The parties' joint postponement request was granted and the matter will be reset for January 3, 2025. Defendants must remove the existing foundation and debris left over from the unsafe structure on the subject property by the next hearing date. If the violation is not fully abated by the next hearing date, then the County will be prepared to go to trial in this case.

JUDGE: Pryal

ATTORNEY: Sandy Lamy

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: This matter appeared in court on November 22, 2024. Defendant's Attorney appeared. The parties' joint postponement request was granted and the matter will be reset for February 6, 2025. Defendant must obtain the required grading permit by the next hearing date. If the Defendant does not obtain the required grading permit by the next hearing date, then the County will be prepared to go to trial.

JUDGE: Pryal

ATTORNEY: Sandy Lamy