

Code Enforcement Litigation Report

October 2024

NAME OF MATTER: Allied Properties, L.L.C.

Location: 101 Dover Road, Glen Burnie, MD 21060

Violation: Construction of a new entrance portico without the required building permit

DISPOSITION: Defendant failed to appear for this matter in court on October 3, 2024. The County made a motion that the matter be stayed for one hundred twenty (120) days pending the variance application that was submitted by the Defendant. The County's motion was granted.

JUDGE: Mosley

ATTORNEY: Sandy Lamy

NAME OF MATTER: Bain, Bruce L.

Location: 8457 New Cut Road, Severn, MD 21144

Violation: Grading without a permit and stormwater management plan

DISPOSITION: Case postponed to allow both sides time to review and respond to comments on the revised permit.

JUDGE: Duden

ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Bee's Nest, LLC (2)

Location: 0 Severn Road, Severna Park, MD 21146

Violation: Construction of a deck and fence without the required building permit

DISPOSITION: Kathy Galli appeared on behalf of Defendant Bee's Nest, LLC. in court on October 18, 2024. Per the request of both parties, the matter was postponed for ninety (90) days to allow time for the Defendant to obtain a building permit for the deck and fence on the subject property.

JUDGE: McKenna

ATTORNEY: Sandy Lamy

NAME OF MATTER: Belt, Corey and Zanett

Locations: 736 Queenstown Road, Severn, MD 21144
& vacant parcel identified as tax map 9, block 19, parcel 0516, tax ID#4000-0462-1500 on Queenstown Road adjacent to 736 Queenstown Road

Violations: Contempt- (1) Zoning: outside storage of unregistered vehicles; junk and debris; contractor's yard;
(2) Building: construction of shed, deck, fence (over 6'), gazebo, pavilion and garage without building permits; and
(3) Grading: grading without a grading permit and adding unauthorized impervious surfaces without approved stormwater management plans

DISPOSITION: Review hearing held and reset to 3/7/25. The Defendant has a community meeting scheduled for 11/4/24 and, after that, the variance application should be able to move forward.

JUDGE: Chester
ATTORNEY: Curran G Ritter

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: Show cause dismissed. The Defendant applied for permits and completed work to bring the property into compliance prior to court.

JUDGE: Mosley
ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Dands, George M.

Location: 851 Harbor View Terrace, Annapolis, MD 21409
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant appeared for this matter in Circuit Court on September 25, 2024. All violations were abated prior to the hearing. A consent order was entered requiring the Defendant to pay a fine of \$250 for the violation and service costs of \$60 for a total judgment of \$310 within thirty (30) days.

JUDGE: Morris
ATTORNEY: Katelyn D Denison

NAME OF MATTER: Digangi, Nicholas, R.

Location: 122 South Meadow Drive, Glen Burnie, MD 21060

Violation: Keeping chickens & roosters on a lot of less than 10,000 sq. ft.

DISPOSITION: Defendant failed to appear for this matter in court on October 8, 2024. Default Judgments were entered against the Defendant ordering the Defendant to abate the violations within thirty (30) days of the date of the Judgment by removing all domestic fowl, including roosters and chickens, and by removing all coops from the subject property. Defendant shall pay a fine of \$250.00 and service costs of \$30.00 per each citation (for a total judgment fine of \$560.00 for both citations).

JUDGE: Legum

ATTORNEY: Sandy Lamy

NAME OF MATTER: Elion, Kevin E.

Location: 1985 Goose Neck Rd., Pasadena MD 21122

Violations: Unauthorized construction of an addition to house in the Chesapeake Bay Critical Area

DISPOSITION: The building permit was completed, abating the violation. Case dismissed.

JUDGE: Mosley

ATTORNEY: Curran G Ritter

NAME OF MATTER: Freeman, Joseph E.

Location: 707 Marley Avenue, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant appeared for this matter in court on October 3, 2024. Per the request of both parties, the matter was postponed to allow time for the Defendant to finish removing all unregistered/inoperable vehicles from the subject property. The hearing was reset for November 7, 2024.

JUDGE: Mosley

ATTORNEY: Sandy Lamy

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 the County's request to allow additional time to obtain service on Defendants.

JUDGE: Mosley

ATTORNEY: Curran G Ritter

NAME OF MATTER: Little, Kathleen and Woron, Adam L., Jr.

Location: 8139 Forest Glen Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered/inoperable vehicles and junk

DISPOSITION: Defendants failed to appear for this matter in court on October 3, 2024. Default Judgment was entered against the Defendants ordering the Defendants to abate the violations within thirty (30) days of the date of the Judgment by removing all unregistered/inoperable vehicles and all junk and solid waste from the subject property. Defendants shall pay a fine of \$2,000.00 each and service costs of \$60.00 each (for a total judgment amount of \$2,060.00 each).

JUDGE: Mosley

ATTORNEY: Sandy Lamy

NAME OF MATTER: Macsherry, Stacey D., a/k/a Stacey Dawn Chipps

Location: 261 9th Street, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant appeared this matter in court on October 3, 2024. Per the request of both parties, the matter was postponed to allow time for the Defendant to finish removing all unregistered/inoperable vehicles from the subject property. The hearing was reset for December 5, 2024.

JUDGE: Mosley

ATTORNEY: Sandy Lamy

NAME OF MATTER: Malik & Sons, LLC (EBC)

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

Violation: Interior renovations for new tenant (Mr. Wings & Pizza) without the required building permit

DISPOSITION: Defendant failed to appear for this matter in court on October 8, 2024. 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 obtaining all necessary permits for the interior renovations for a new tenant on the subject property. Defendant shall pay a fine of \$1,000.00.

JUDGE: Legum

ATTORNEY: Sandy Lamy

NAME OF MATTER: Mench Real Estate, LLC

Location: 131 Midland Road, Glen Burnie, MD 21060

Violation: New Tenant (Brightstarts Daycare) occupying space without an approved building permit (B02400080); tenant space being used as an Assembly for religious purposes without an approved building permit

DISPOSITION: Defendant failed to appear for this matter in Court on October 3, 2024. The County requested that the case be dismissed as all violations were abated prior to the hearing.

JUDGE: Mosley

ATTORNEY: Katelyn D Denison

NAME OF MATTER: Mirenzi, Andrew L.

Location: 17 Madary Road, Severna Park, MD 21146

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: Defendant appeared for this matter in court on October 8, 2024. The case was dismissed against the Defendant in open court because the violation was abated prior to the hearing.

JUDGE: Legum

ATTORNEY: Sandy Lamy

NAME OF MATTER: Oliver, Thomas, Jr. and Neubauer, Melanie

Location: 14 Kellington Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered/inoperable vehicles and junk

DISPOSITION: Defendants appeared for this matter in court on September 10, 2024. The citations were nolle prossed at the County's request because the violations were abated prior to the hearing.

JUDGE: Hammond

ATTORNEY: Katelyn D Denison

NAME OF MATTER: Reeder, Joe P.

Location: 411 Wirth Road, Glen Burnie, MD 21061

Violation: Outside storage of junk and unregistered vehicles; no certificate of use

DISPOSITION: A Consent Judgment of Contempt was entered allowing Defendant to purge the contempt by removing all junk and unregistered vehicles and ceasing use of the property for a commercial business within ninety (90) days. If the Defendant fails to purge the contempt, a fine of \$2,500 is imposed and Defendant has thirty (30) days to remove all junk and unregistered vehicles, and to cease use of the subject property for a commercial business. If Defendant fails to abate the violation, the County may abate at the Defendant's expense.

JUDGE: Mosley

ATTORNEY: Curran G Ritter

NAME OF MATTER: Sleboda, Betty J.

Location: 222 Doris Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant appeared for this matter in court on October 3, 2024. Consent Judgment was entered with the Defendant 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; however, Defendant shall pay service costs of \$60.00.

JUDGE: Mosley

ATTORNEY: Sandy Lamy

NAME OF MATTER: Revels, Aaron & Therly and Frieda

Location: 1900 Surf Circle, Pasadena, MD 21122
Violations: Construction - No Permit

DISPOSITION: Default Judgment of constructive civil contempt was entered. The order gives the Defendants the ability to purge the contempt by applying for or renewing the permit application for the septic system within thirty (30) days, pursuing approval of the septic system within six (6) months, applying for all necessary permits and variances within nine (9) months, and abating all violations within eighteen (18) months. If the Defendants fail to purge the contempt, a \$10,000 fine is imposed against two (2) of the three (3) owners of the property, the Defendants would also be required to abate the violations within defined timelines.

JUDGE: Thompson
ATTORNEY: Curran G Ritter

NAME OF MATTER: Saba, Patrick S. (2)

Location: 2188 Mulberry Hill Road, Annapolis, MD 21409
Violation: Failure to comply with the approved grading permit (G02015484)

DISPOSITION: The case was postponed at the Defendant's request.

JUDGE: Mosley
ATTORNEY: Curran G Ritter

NAME OF MATTER: Sank, Ronnie A., Sr. and April (2)

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

DISPOSITION: Consent Judgment entered ordering both Defendants to tag the unregistered vehicle or remove it from the property within thirty (30) days. Fines suspended pending compliance

JUDGE: Mosley
ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Sawada, Adnan and Juneina, Sawsan

Location: 1201 River Road, Linthicum, MD 21090

Violation: Operating a truck and vehicle storage lot in R1 zoned District; outside storage of unregistered vehicles

DISPOSITION: Defendants failed to appear. A Default Judgment was entered after ex parte testimony. Defendants ordered to tag or remove all unregistered vehicles within thirty (30) days and cease use of the property for operation of a tow business.

JUDGE: Duden

ATTORNEY: Aisha N Hilliard

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: Defendant's attorney appeared for this matter in court on October 4, 2024. Per the request of both parties, the matter was postponed to allow review of the permit revision packages submitted by the Defendant for the grading permit. The contempt review hearing was reset for November 22, 2024.

JUDGE: Mosley

ATTORNEY: Sandy Lamy

NAME OF MATTER: Spiegel, Theodore and Juliann

Location: 1493 River Road, Crownsville, MD 21032

Violation: noncompliance of building permit B02201112

DISPOSITION: Defendant appeared for this matter in court on October 11, 2024. Per the County's request, the matter was postponed for ninety (90) days to allow time for the Defendant to obtain a building permit for the attached garage on the subject property.

JUDGE: Chester

ATTORNEY: Sandy Lamy

NAME OF MATTER: Stevens, James R. and Hoch, Tina (Deceased) Hoch, Dereke M., Defendant

Location: 901 Palm Tree Circle, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant James R. Stevens appeared and Defendant Dereke Hoch failed to appear for this matter in court on October 3, 2024. A Consent Judgment was entered with Defendant James R. Stevens and a Default Judgment was entered against Defendant Dereke Hoch. Both Defendants were ordered to abate the violations within thirty (30) days by removing all unregistered and / or inoperable vehicles and junk from the subject property; If the Defendants fail to abate the violations within thirty (30) days then the County may abate the violations at the Defendants' expense. A fine of \$200 plus service costs of \$40.00 (for a total judgment of \$240.00) was imposed against EACH Defendant.

JUDGE: Mosley
ATTORNEY: Katelyn D Denison

NAME OF MATTER: Taylor, Venitra A.

Location: 309 W. Arundel Road, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage

DISPOSITION: Defendant failed to appear for this matter in court on September 10, 2024. The citation was nolle prossed at the County's request because the violation was abated prior to the hearing.

JUDGE: Hammond
ATTORNEY: Katelyn D Denison

NAME OF MATTER: Thomas, Rodney R. and Zina M.

Location: 660 Stags Leap Court, Severn, MD 21144

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants appeared for this matter in court on October 3, 2024. The case was dismissed against all parties in open court because the violations were abated prior to the hearing.

JUDGE: Mosley
ATTORNEY: Sandy Lamy

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 Joseph Tobin, Sr. failed to appear for this matter in court on October 3, 2024. Defendant Eden Tree Service has yet to be served. A Default Judgment was entered against Defendant Joseph Tobin, Sr. requiring the Defendant to abate the violations within thirty (30) days by diligently pursuing all required approvals and permits for the illegal grading on the subject property. A fine of \$500 was imposed in addition to service costs of \$60 for a total judgment of \$560.00.

JUDGE: Mosley
ATTORNEY: Katelyn D Denison

NAME OF MATTER: Wood, Ann M.

Location: 252 W. Edgevale Road, Baltimore, MD 21225

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: A Consent Judgment was entered ordering the Defendant to abate the violation within ninety (90) days by removing any unregistered and / or inoperable vehicles from the subject property. If the Defendant fails to abate the violation within ninety (90) days then the County is authorized to abate the violation at the Defendant's expense.

JUDGE: Hammond
ATTORNEY: Katelyn D Denison