

Code Enforcement Litigation Report

September 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 September 5, 2024. Per the County's request, the matter was postponed. The hearing will be reset for October 3, 2024. The Defendant must submit an application for a variance by the next hearing date.

JUDGE: Lipman

ATTORNEY: Sandy Lamy

NAME OF MATTER: Chung, Bill and Sang O.

Location: 2033, 2034 & 2035 Citrus Avenue, Jessup, MD 20794

Violation: Enclosure of a roofed porch without the required building permit; non-compliance and working over a Stop Work Order. Clearing, dumping and grading without a grading permit

DISPOSITION: A trial occurred, after which defendant was found guilty of grading without a permit and working over a stop work order. A fine of \$2,000 was imposed, all but \$500 suspended. Service costs of \$52 imposed (for a total fine of \$552). Defendant ordered to cease all grading on the property and apply for grading permit within thirty (30) days of the date of the judgment. Defendant shall respond to all comments within thirty (30) days, and diligently pursue completion of all permits once issued by requesting, obtaining, and passing all required inspections. I&P has a right of entry for inspection.

JUDGE: Mosely

ATTORNEY: Kelly Phillips Kenney

NAME OF MATTER: Dands, George M.

Location: 851 Harbor View Terrace, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant appeared in court for this matter 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: 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 for this matter in court on September 5, 2024. Per the County's request, the matter was postponed. The hearing will be reset for November 7, 2024. 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: Lipman

ATTORNEY: Sandy Lamy

NAME OF MATTER: Ellis, Michael & Vivian

Location: 1749 Havre De Grace Drive, Edgewater, MD 21037

Violation: Accumulation of rubbish/garbage

DISPOSITION: Defendant appeared in court for this matter on September 10, 2024. Consent Judgments were entered with the Defendants ordering the Defendants to abate the violation within sixty (60) days of the date of the Judgment by removing all rubbish and garbage from the exterior of the subject property. Defendants shall pay a fine of \$250.00 and service costs of \$22.50 each (for a total judgment fine amount of \$272.50 each).

JUDGE: Hammond

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: The parties in the County's TRO case met this morning with Judge Schaeffer in her chambers. Kelly Kenney, Inspector Angela Blose and myself appeared on behalf of the County.

Jessica Richards (Property Manager, Gatewater Landing Apartments) and Kevin Patterson (Regional Maintenance Supervisor, GY Properties) appeared on behalf of the Defendants Gelfund 2, Gatewater Landing Apartments L.P. and GY Properties.

Judge Schaeffer did not grant the County's request for a TRO. However, a preliminary injunction hearing has been scheduled for Tuesday, November 12, 2024 at 9 AM in the Circuit Court for Anne Arundel County in Case No. C-02-CV-24-002448.

JUDGE: Schaeffer

ATTORNEY: Sandy Lamy

NAME OF MATTER: Glenview Housing Limited Partnership (EHC)

Location: 7974 Nolpark Court Unit 103, 8005 Nolpark Court Unit 102 & 7995 Nolpark Court Unit 302,
Glen Burnie, MD 21061

Violation: No permanent heat source in units

DISPOSITION: Consent order entered ordering Defendant to pay a \$3500 fine within thirty (30) days and maintain a working heating source in all units.

JUDGE: Mosley

ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Jones, Paulette V.

Location: 7793 Freetown Road, Glen Burnie, MD 21060

Violation: Unsafe structure removed without approved building permit

DISPOSITION: Defense requested a postponement to allow more time to apply for and complete the permit process. Request granted.

JUDGE: Mosley

ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Jones, Kenneth

Location: 324 Cove Road, Riva, MD 21140

Violation: Unsafe deck / Construction without permit

DISPOSITION: Defendant failed to appear for this matter in court on September 5, 2024. Per the County's request, the matter was postponed. The hearing will be reset for December 5, 2024. The Defendant must complete the building permit for the repairs made to the deck on the subject property by the next hearing date.

JUDGE: Lipman

ATTORNEY: Sandy Lamy

NAME OF MATTER: Lohr, Robert L. and Arlyce L.

Location: 502 Timber Woods Court, Gambrills, MD 21054

Violation: Unsafe deck

DISPOSITION: Defendant appeared for this matter in court on September 4, 2024. The case was dismissed in open court at the County's request because all violations were abated prior to the hearing.

JUDGE: Lipman

ATTORNEY: Katelyn D Denison

NAME OF MATTER: Matthews, Dawn

Location: 601 Wood Street, Baltimore, MD 21225

Violation: Excessive amount of dog waste on property

DISPOSITION: Defendant appeared for this matter in court on September 10, 2024. The case was dismissed in open court because the violation was abated prior to the hearing.

JUDGE: Hammond

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: Matter postponed to March 6, 2025 so defendant can explore/resolve the possibility of obtaining the adjacent County property.

JUDGE: Mosely

ATTORNEY: Kelly Phillips Kenney

NAME OF MATTER: Roes, Eric and Tanja

Location: 108 Altona Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles; oversized vehicle

DISPOSITION: Defendant appeared for this matter in court on September 5, 2024. The case was dismissed against all parties in open court because the violations were abated prior to the hearing.

JUDGE: Lipman

ATTORNEY: Sandy Lamy

NAME OF MATTER: Seward, James C. and Barbara A. (Theresa Nicklow)

Location: 3498 Old Annapolis Road, Laurel, MD 20724

Violation: Accumulation of rubbish/garbage

DISPOSITION: Violation abated prior to court. Case dismissed.

JUDGE: Mosley

ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Shenton, Kevin W.

Location: 125 Kingbrook Road, Linthicum, MD 21090

Violation: Outside storage of junk

DISPOSITION: Defendant failed to appear in court for this matter on September 10, 2024. The case was dismissed in open court because the violation was abated prior to the hearing.

JUDGE: Hammond

ATTORNEY: Sandy Lamy

NAME OF MATTER: Silvio Properties, LLC

Location: 1425 Hallie Street, Edgewater, MD 21037

Violation: Demolition of Structure - Non-Compliance of Permit No. B02419752

DISPOSITION: Mr. Eugene Sibley appeared on behalf of Defendant Silvio Properties, LLC. in court on September 10, 2024. Consent Judgment was entered ordering the Defendant to abate the violation within ninety (90) days of the date of the Judgment by re-submitting and obtaining approval for Building Permit Application No. B02419752. Fines were suspended pending compliance.

JUDGE: Hammond

ATTORNEY: Sandy Lamy

NAME OF MATTER: Taylor, Stewart and Healey, Clare

Location: 8134 Orchard Point Road, Pasadena, MD 21122

Violation: Construction of a new structure attached to existing shed on property without a permit

DISPOSITION: Consent judgment entered ordering Defendant to apply for a demolition permit within ninety (90) days to remove the unpermitted structures from the property.

JUDGE: Mosely

ATTORNEY: Aisha N Hilliard