

# Code Enforcement Litigation Report

## December 2024

**NAME OF MATTER:** Bain, Bruce L.

Location: 8457 New Cut Road, Severn, MD 21144

Violation: Grading without a permit and stormwater management plan

**DISPOSITION:** Defendant failed to appear. Default judgments were entered ordering Defendant to pay the previously suspended fine of \$1000, retain a licensed engineer within ten (10) days, and apply for all necessary permits within thirty (30) days.

**JUDGE:** Butcher

**ATTORNEY:** Aisha N Hilliard

**NAME OF MATTER:** Biddinger, Conrad R., Jr. and Patricia M.

Location: 7560 Solley Road, Glen Burnie, MD 21060

Violation: Construction of a storage building without the required building permit

**DISPOSITION:** A Consent Judgment was entered ordering the Defendant to diligently pursue completion the pending building permit within one hundred twenty (120) days.

**JUDGE:** Butcher

**ATTORNEY:** Aisha N Hilliard

**NAME OF MATTER:** Biddinger, Conrad R., Jr. and Patricia M. (EZC)

Location: 7560 Solley Road, Glen Burnie, MD 21060

Violation: Erecting a 40'x46' structure on the property that has a non-conforming use without first obtaining a special exception

**DISPOSITION:** A Consent Judgment was entered ordering the Defendant to pursue completion of the pending building permit. A \$1000 fine was suspended pending compliance.

**JUDGE:** Butcher

**ATTORNEY:** Aisha N Hilliard

**NAME OF MATTER: Black, Kara**

Location: 100 Ralph Road, Glen Burnie, MD 21060

Violation: Construction of a rear addition without the required permits

**DISPOSITION:** Defense attorney entered an appearance a week before the hearing date and requested a postponement prior to court. A postponement was granted.

**JUDGE: N/A**

**ATTORNEY: Curran G Ritter**

**NAME OF MATTER: Caceres, Lorgio and Liseth**

Location: 7729 Jones Road, Pasadena, MD 21122

Violation: Unsafe pool

**DISPOSITION:** Defendants failed to appear. Default Judgment was entered ordering Defendants to apply for all necessary permits within thirty (30) days and complete abatement within one hundred eighty (180) days.

**JUDGE: Butcher**

**ATTORNEY: Aisha N Hilliard**

**NAME OF MATTER: Fresh Modern Homes, LLC**

Location: 59 Chester Circle, Glen Burnie, MD 21060

Violation: Renovations and new shed dormer without the required permits

**DISPOSITION:** This case was postponed to allow the Defendant more time to apply for the necessary permits.

**JUDGE: Butcher**

**ATTORNEY: Aisha N Hilliard**

**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 Defendants completed the necessary permits to abate the violation prior to the hearing. The Contempt was dismissed.

**JUDGE: Butcher**

**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 December 5, 2024. Defendants failed to appear. The case was dismissed against all parties in open court because the violation was abated prior to the hearing.

**JUDGE: Butcher**

**ATTORNEY: Sandy Lamy**

**NAME OF MATTER: Jenkins, Thomas, Jr. and Jackson, Lee R.**

Location: 919 Mount Zion Marlboro Road, Lothian, MD 20711

Violation: Change in use; intensification and reconstruction of existing non-conforming use 2008-0085-N

**DISPOSITION:** Lee Ramsey Jackson was dismissed from the case as he is no longer an owner of the subject property. The case against the remaining Defendant, Thomas Jenkins, was called for trial. No courtrooms were available to conduct the trial and the case was postponed by the court.

**JUDGE: Butcher**

**ATTORNEY: Aisha N Hilliard**

**NAME OF MATTER: Johnson, Jean M., Tayman, Travis and Tayman Lawn & Landscaping LLC**

Location: 4434 Cobalt Drive, Harwood, MD 20776

Violation: Outside storage of unregistered vehicles; No Certificate of Use; Use not permitted

**DISPOSITION:** This matter appeared in court on December 5, 2024. Defendants' Attorney appeared. The case was dismissed without prejudice against all parties in open court because the violations were abated prior to the hearing.

**JUDGE: Butcher**

**ATTORNEY: Sandy Lamy**

**NAME OF MATTER: Jones, Kenneth**

Location: 324 Cove Road, Riva, MD 21140

Violation: Unsafe deck / Construction without permit

**DISPOSITION:** This matter appeared in court on December 5, 2024. Defendant failed to appear. 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 applying for a building permit for the repairs made to the deck on the subject property. Defendant shall pay a fine of \$750.00 and service costs of \$52.00 (for a total judgment fine amount of \$802.00).

**JUDGE: Butcher**

**ATTORNEY: Sandy Lamy**

**NAME OF MATTER: LTC Enterprises, Inc.**

Location: 8144 & 8140 Hog Neck Road, Pasadena, MD 21122

Violation: Clearing and grading without an approved grading permit

**DISPOSITION:** This case was postponed to allow Defendants more time to complete and submit the plans for the required permits.

**JUDGE: Butcher**

**ATTORNEY: Aisha N Hilliard**

**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:** This matter appeared in Court on December 5, 2024. Defendant failed to appear. The case was dismissed against all parties in open court as the violation was abated prior to the hearing.

**JUDGE: Butcher**

**ATTORNEY: Sandy Lamy**

**NAME OF MATTER: Martinez, Berenice Aguilar (Injunction - Anon Ln) (4001)**

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:** A Consent Judgment was entered on December 5, 2024 in regards to both adjacent properties owned by the Defendant requiring the Defendant to abate the violations by ceasing use of the properties for a commercial business without a zoning certificate of use or a use not permitted in the zoning district within thirty (30) days and removing all junk, unregistered vehicles, and shipping containers within thirty (30) days. If the Defendant fails to abate the violations, the County has authority to abate the violations at Defendant's cost. Defendant is also required to pay fines and service costs totaling \$1,053.00.

**JUDGE: Butcher**

**ATTORNEY: Curran G Ritter**

**NAME OF MATTER: McKee, Thomas P. and Dolores E. (Both Deceased); Scott McKee, PR of Thomas' Estate**

Location: 110 Church Street, Baltimore, MD 21225

Violation: Demolition and rebuild of front porch without the required permits

**DISPOSITION:** This matter appeared in court on December 5, 2024. Defendant failed to appear. A 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 applying for a building permit for the front porch on the subject property or diligently pursuing a building permit for demolition of the front porch on the subject property. Defendant shall pay a fine of \$125.00 and service costs of \$60.00 (for a total judgment fine amount of \$185.00).

**JUDGE: Butcher**

**ATTORNEY: Sandy Lamy**

**NAME OF MATTER: Reed, Roger L. and Kristie**

Location: 826 E Central Avenue, Edgewater, MD 21037

Violation: Unsafe structure open to casual entry

**DISPOSITION:** This matter appeared in Court on December 5, 2024. Defendant Roger L. Reed appeared. Defendant Kristie Reed failed to appear. A trial was held in the County's case against Mr. Reed. At the end of the trial, Mr. Reed was found guilty of failing to comply with the notice of unsafe structure. A Judgment was entered ordering Mr. Reed to abate the violations within forty-five (45) days of the date of the Judgment by applying for a demolition permit for the multiple unsafe structures on the subject property. Mr. Reed shall pay a fine of \$125.00 and service costs of \$60.00 (for a total judgment fine amount of \$185.00). Per the County's request, the County's case against Mrs. Reed was postponed and the hearing for Mrs. Reed's case will be reset for February 6, 2025.

**JUDGE: Butcher**

**ATTORNEY: Sandy Lamy**