

# Code Enforcement Litigation Report

## January, 2025

**NAME OF MATTER: Avery, James R., Sr. (Deceased), PR Jarryn R. Avery**

Location: 200 Key Avenue, Baltimore, MD 21225  
Violation: Outside storage of unregistered/inoperable vehicles

**DISPOSITION:** Violation abated and case dismissed.

**JUDGE:** Mosley  
**ATTORNEY:** CGR

**NAME OF MATTER: Bee's Nest, LLC (2) (Citations and Contempts)**

Location: 0 Severn Road, Severna Park, MD 21146  
Violation: Construction of a deck and fence without the required building permit

**DISPOSITION:** This matter appeared in court on January 31, 2025. Mr. Galli appeared on behalf of Defendant Bee's Nest, LLC. The County's postponement request was granted and the matter will be reset for April 3, 2025. The Defendant must obtain a building permit for the deck and fence on the subject property by the next hearing date.

**JUDGE:** Pryal  
**ATTORNEY:** SL

**NAME OF MATTER: Bee's Nest, LLC (3) (Injunction)**

Location: 0 Benfield Road, Severna Park, MD 21146  
Violation: Construction of boat racks, bathroom stalls and fence without the required building permit

**DISPOSITION:** This matter appeared in court on January 2, 2025. 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 boat racks, bathroom stalls and fence 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:** Mosley  
**ATTORNEY:** SL

**NAME OF MATTER: Big Lews Garden, Inc.**

Location: 0 Telegraph Road, Severn, MD 21144  
Violation: New Tenant - no permit (Truth Barber)

**DISPOSITION:** This matter appeared in Court on January 2, 2025. Defendant appeared with counsel. A joint postponement request was granted for sixty (60) days to allow the Defendant time to finalize the building permit at issue in the case.

**JUDGE:** Mosley  
**ATTORNEY:** KDD

**NAME OF MATTER: Boessel, Kevin**

Location: 308 Camrose Avenue, Baltimore, MD 21225  
Violation: Outside storage of unregistered/inoperable vehicles

**DISPOSITION:** This matter appeared in Court on January 2, 2025 and the Defendant appeared. A consent judgment was entered ordering the Defendant to abate the violation within forty-five (45) days by removing any unregistered or inoperable vehicles on the subject property. If the Defendant fails to abate within forty-five (45) days then County abatement is permitted. A fine of \$1,000.00 was suspended pending compliance with this judgment. Service costs of \$60.00 were imposed.

**JUDGE: Mosley**  
**ATTORNEY: KDD**

**NAME OF MATTER: Boykin, Rasheid J.**

Location: 114 South Meadow Drive, Glen Burnie, MD 21060  
Violation: Structural demolition, renovations and trade work continue without approval of revisions to permit and over posted stop work order

**DISPOSITION:** This matter appeared in Court on January 15, 2025. Defendant failed to appear. The citations were paid prior to the Court date and violations were partially abated. Per the County's request, the citations were marked paid and satisfied by the Court.

**JUDGE: Butcher**  
**ATTORNEY: KDD**

**NAME OF MATTER: Entzian Investments, LLC (EZC)**

Location: Bayard Road, Lothian, MD 20711  
Violation: No certificate of use; use not permitted; use not allowed; prohibited outside storage; operating a contractor shop and yard; outside storage of junk; portable storage container

**DISPOSITION:** The case was postponed at a joint request to allow the Defendants an opportunity to pursue the conditional use authorized by the farm dual use bill. Case reset to February 6, 2025.

**JUDGE: Mosely**  
**ATTORNEY: CGR**

**NAME OF MATTER: Escobar, Dora H. & German E. Escobar & Alex R. Escobar**

Location: 1210 River Bay Road, Annapolis, MD 21409  
Violation: Addition to primary structure, retaining wall over 4 feet, decks and stairs to grade in waters of the state and expanded lot coverage, without a permit

**DISPOSITION:** Defendants requested a postponement to allow more time to retain a consultant and abate the violations. The request was granted. The new trial date is March 6, 2025.

**JUDGE: Mosley**  
**ATTORNEY: ANH**

**NAME OF MATTER: EZ Associates LLC**

Location: 1 Tenth Avenue, Baltimore, MD 21225

Violation: Unregistered or Inoperable Vehicles

**DISPOSITION:** This matter appeared in court on January 14, 2025 and 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 removing all unregistered/inoperable vehicles from the subject property. Defendant shall pay a fine of \$250.00 and service costs of \$45.00 (for a total amount of \$295.00).

**JUDGE: Butcher**

**ATTORNEY: SL**

**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:** Defendants failed to appear. A default judgment was entered against the Defendants ordering the Defendants to abate the violation by removing the junk and unregistered vehicles within thirty (30) days. A \$2,000.00 fine was imposed on Defendant George Gaither and both defendants are required to pay service costs totaling \$85.00.

**JUDGE: Mosely**

**ATTORNEY: CGR**

**NAME OF MATTER: Hall, Elizabeth (deceased) and Irving B. Hall (co-owner)**

Location: 921 Pine Trail, Crownsville, MD 21032

Violation: Unsafe structure open to casual entry

**DISPOSITION:** This matter appeared in court on January 2, 2025 and the Defendant appeared. The parties' joint postponement request was granted and the matter will be reset for March 6, 2025. The Defendant must remove the unsafe structure from the subject property by the next hearing date.

**JUDGE: Mosley**

**ATTORNEY: SL**

**NAME OF MATTER: Hamilton, Linda L. and Baumann, Michael C.**

Location: 1004 Shoreland Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered/inoperable vehicles

**DISPOSITION:** This matter appeared in court on January 2, 2025. Defendants appeared. The County's postponement request was granted and the matter will be reset for February 6, 2025. The Defendants must resolve the remaining zoning violations on the subject property by the next hearing date.

**JUDGE: Mosley**

**ATTORNEY: SL**

**NAME OF MATTER: Harrison, Nately and Antoinette Harrison (Deceased)**

Location: 2706 Robin Rd. Glen Burnie MD 21060

Violation: Unregistered or Inoperable Vehicles, Oversized Vehicles on Residential Lot

**DISPOSITION:** This matter appeared in court on January 14, 2025. Defendant failed to appear. 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 unregistered/inoperable vehicles and all oversized vehicles from the subject property. Defendant shall pay a fine of \$250.00 and service costs of \$30.00 for each of the two citations (for a total amount of \$280.00 for each of the two citations).

**JUDGE:** Butcher

**ATTORNEY:** SL

**NAME OF MATTER: Hernandez , Jose F. Hernandez**

Location: 1387 Defense Highway, Gambrills, MD 21054

Violation: No Certificate of Use, Use Not Specifically Allowed, Business or Use Not Allowed in Zoning District, Oversized Vehicle, Prohibited Outside Storage

**DISPOSITION:** Defendant appeared. Consent judgment entered. \$3,000 fine suspended pending compliance. Defendant ordered to abate the violation within sixty (60) days.

**JUDGE:** Mosley

**ATTORNEY:** ANH

**NAME OF MATTER: Hunters Creek Holding's, LLC (INJUNCTION & Contempt) (D-07-CV-22-012851)**

Location: 804 Nursery Road, Linthicum, MD 21090

Violation: Operating a contractor's yard in a C3 zoned district, and no Certificate of Use.

**DISPOSITION:** Case postponed prior to trial as the property is pending a potential rezoning.

**JUDGE:** N/A

**ATTORNEY:** CGR

**NAME OF MATTER: Hunters Creek Holdings, LLC (2) (D-07-CV-24-021006)**

Location: 806 Nursery Road, Linthicum, MD 21090

Violation: Contractor's yard in a C3 zoned district; no Certificate of Use

**DISPOSITION:** Case postponed prior to trial as the property is pending a potential rezoning.

**JUDGE:** N/A

**ATTORNEY:** CGR

**NAME OF MATTER: Jones, Calvin**

Location: 918 Main Street, Deale, MD 20751  
Violation: Unregistered or inoperable vehicles

**DISPOSITION:** This matter appeared in court on January 14, 2025 and the Defendant appeared. The parties' joint postponement request was granted and the matter will be reset for February 11, 2025. The Defendant must remove all unregistered/inoperable vehicles from the subject property by the next hearing date.

**JUDGE:** Butcher  
**ATTORNEY:** SL

**NAME OF MATTER: Lucke, Doreen**

Location: 1241 Avalon Boulevard, Shady Side, MD 20764  
Violation: Work without active permit

**DISPOSITION:** This matter appeared in court on January 14, 2025. Defendant appeared. The case was dismissed in open court because the violation was abated prior to the hearing.

**JUDGE:** Butcher  
**ATTORNEY:** SL

**NAME OF MATTER: Lucky Holdings, LLC**

Location: 50 Pebble Drive, Baltimore, MD 21225  
Violation: Outside storage of unregistered/inoperable vehicles; No Certificate of Use (active auto repair)

**DISPOSITION:** This matter appeared in court on January 2, 2025. Defendant's Attorney appeared. The parties' joint postponement request was granted and the matter will be reset for March 6, 2025.

**JUDGE:** Mosley  
**ATTORNEY:** SL

**NAME OF MATTER: PAL Properties, LLC**

Location: 535 Arundel Avenue, Glen Burnie, MD 21061  
Violation: Grading without an approved permit and stormwater management plan; construction of a structure without the required building permit

**DISPOSITION:** Defendant requested a postponement to obtain an attorney. The request was granted. The new trial date is February 6, 2025

**JUDGE:** Mosley  
**ATTORNEY:** ANH

**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 January 14, 2025. Both citations issued to Defendant Beth Ann Redolf were entered Nolle Prosequi at the County's request due to service issues.

**JUDGE: Butcher**  
**ATTORNEY: KDD**

**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 January 3, 2025 and the Defendants appeared. A Philippine language interpreter was present in the courtroom. A contempt hearing was held. At the end of the hearing, the Defendants were found guilty of failing to comply with a Consent Judgment dated June 1, 2023. A Judgment was entered ordering the Defendants to abate the violations within ninety (90) days of the date of the Judgment by removing the deck and junk and debris left over from the unsafe structure on the subject property. Defendants were also ordered to apply for a building permit for the construction of a single-family dwelling on the existing foundation on the subject property or apply for a demolition permit to remove the existing foundation from the subject property within ninety (90) days of the date of the Judgment. Defendants shall pay a contempt fine of \$1,000.00 and service costs of \$120.00 (for a total judgment fine amount of \$1,120.00).

**JUDGE: Mosley**  
**ATTORNEY: SL**

**NAME OF MATTER: Romero, Wilberto Mata**

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:** This matter appeared in court on January 14, 2025 and Defendant failed to appear. A judgment on affidavit was entered ordering the Defendant to abate the violation within thirty (30) days by removing any unregistered and / or inoperable vehicles from the subject property. County abatement is permitted if the Defendant fails to abate within thirty (30) days. A fine of \$250 plus service costs of \$45 were imposed.

**JUDGE: Butcher**  
**ATTORNEY: KDD**

**NAME OF MATTER: Rose, Lee and Jennifer**

Location: 945 Still Pond Drive, Glen Burnie, MD 21060  
Violation: Outside storage of unregistered/inoperable vehicles

**DISPOSITION:** This matter appeared in Court on January 2, 2025 and the Defendants appeared. The case was dismissed at the County's request as all violations were abated prior to Court.

**JUDGE: Mosley**  
**ATTORNEY: KDD**

**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:** A stipulated dismissal was filed dismissing the case on the condition that Mr. Saba submit all necessary as built and stormwater certification documents within four (4) months.

**JUDGE: Mosley**  
**ATTORNEY: CGR**

**NAME OF MATTER: Speaks, Stanley J. - [EGC]**

Location: 620 Harbor Drive, Annapolis, MD 21403  
Violation: Grading without a permit in the Critical Area / Grading without an approved stormwater management plan in the Critical Area

**DISPOSITION:** This matter appeared in Circuit Court for a de novo appeal from the District Court on January 29, 2025 and the Defendant failed to appear. The violation was abated prior to the hearing. Therefore, the County requested that the Circuit Court enter an Order against the Defendant regarding the citation fine only. A Judgment was entered against the Defendant ordering the Defendant to pay a fine in the amount of \$500.00 within thirty (30) days of the date of the Judgment.

**JUDGE: Ahalt**  
**ATTORNEY: SL**

**NAME OF MATTER: Stubbins, Dianne and Branagan, Randy**

Location: 8452 Bay Drive, Pasadena, MD 21122  
Violation: Reduce accessory storage to 250 feet or less; outside storage of unregistered vehicles and junk

**DISPOSITION:** Defendants requested a postponement to retain an attorney. The request was granted and the new trial date is February 6, 2025.

**JUDGE: Mosley**  
**ATTORNEY: ANH**

**NAME OF MATTER: Tribes Motorcycle Club, Inc.**

Address: 103 Friendship Road, Friendship, MD 20758

Violation: No Certificate of Use, Use not specifically permitted, club use does not comply with conditional use criteria, junk

**DISPOSITION:** Defendants filed an application for 20-year registered use just prior to trial. The Office of Planning and Zoning has not had a chance to review the application, so the matter was postponed to allow the Office of Planning and Zoning a chance to make a decision on Defendant's application.

**JUDGE:** Mosely  
**ATTORNEY:** CGR

**NAME OF MATTER: Ward, Cathleen & Pratz, Robert**

Location: 405 Blossom Lane, Glen Burnie, MD 21061

Violation: discharge of the sump pump is within 5 feet of property line

**DISPOSITION:** The violation was abated prior to court and the case was dismissed.

**JUDGE:** Mosley  
**ATTORNEY:** ANH

**NAME OF MATTER: Wilson, William and Patricia ats. AACo.**

Location: 53 Hill Road, Severna Park, MD 21146

Violation: Contempt - Construction of garage with living area without required building permit

**DISPOSITION:** Defendant's son appeared and said that Mr. Wilson is in failing health and is unable to attend. Matter postponed for thirty (30) days to see if Mr. Wilson or his sons can take steps toward abatement.

**JUDGE:** Mosley  
**ATTORNEY:** CGR

**NAME OF MATTER: Yanez, Fredi A. and Jessica M.**

Location: 210 Obrecht Road, Millersville, MD 21108

Violation: Outside storage of unregistered/inoperable vehicles and junk; Oversized vehicles on residential lot; Business or Use Prohibited; No Certificate of Use; Outdoor Lighting in Residential Zoning Districts; Business or Use not allowed in Zoning District

**DISPOSITION:** This matter appeared in court on January 2, 2025 and the Defendants appeared. A Consent Judgment of Constructive Civil Contempt was entered with the Defendants were ordering to abate the remaining zoning violations on the subject property within thirty (30) days of the date of the Judgment. All fines were suspended pending compliance; however, Defendants shall pay service costs of \$60.00 each.

**JUDGE:** Mosley  
**ATTORNEY:** SL



**NAME OF MATTER: Ye, Shang You and Ji, Juxia**

Location: 900 Crain Highway South, Glen Burnie, MD 21061

Violation: Construction of interior renovations to the 1st and 2nd floors without the required building permit

**DISPOSITION:** This matter appeared in court on January 2, 2025 and the Defendants appeared. A Mandarin Chinese language interpreter was present in the courtroom. The County's postponement request was granted and the matter will be reset for March 6, 2025. The Defendants must schedule a progress inspection in order to complete the building permit by the next hearing date.

**JUDGE: Mosley**

**ATTORNEY: SL**