

Code Enforcement Litigation Report

February, 2025

NAME OF MATTER: Black, Kara

Location: 100 Ralph Road, Glen Burnie, MD 21060

Violation: Construction of a rear addition without the required permits

DISPOSITION: The case was called for trial and was postponed at the Defendant's request.

JUDGE: Hammond

ATTORNEY: CGR

NAME OF MATTER: Cefaratti, Raymond P. and Marjean

Location: 5209 Cottonwood Drive, Lothian, MD 20711

Violation: Non-Compliance of Building Permit No. B02323741 (Rear Addition)

DISPOSITION: This matter appeared in court on February 6, 2025. Defendants appeared. Substitute Counsel appeared on behalf of Defendants. The County's postponement request was granted and the matter will be reset to April 3, 2025.

JUDGE: Hammond

ATTORNEY: SL

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: This matter appeared in court on February 6, 2025. Defendant appeared. The case was dismissed in open court because the Defendant is no longer the owner of the subject property.

JUDGE: Hammond

ATTORNEY: SL

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: This case was postponed prior to court at the County's request due to unavailability of a witness.

JUDGE: Hammond

ATTORNEY: CGR

NAME OF MATTER: Evergreen Ventures, LLC

Location: 4760 Bayfields Road, Harwood, MD 20776

Violation: Construction of a home without permits; noncompliance with the following expired permits: B02106661, B02107720, B02186527, E02156335, M02093453, P02066730 and P02120233

DISPOSITION: Case postponed to allow Defendant more time to complete the application for the grading permit.

JUDGE: Hammond

ATTORNEY: ANH

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 Defendant appeared. A consent judgment was entered ordering Defendant to obtain all necessary permits within thirty (30) days.

JUDGE: Hammond

ATTORNEY: ANH

NAME OF MATTER: Hasse, Otto E. (Deceased) and Flynn, Rita D.

Location: 113 17th Avenue, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter appeared in court on February 11, 2025. The Petition for Contempt against Otto A. Hasse was dismissed because the Defendant is deceased. Defendant Rita D. Flynn failed to appear. A Judgment of Constructive Civil Contempt was entered against the Defendant ordering the Defendant to purge the contempt by removing all refuse, rubbish and other waste accumulated on the Subject Property within seven (7) days of the date of the Judgment. Defendant shall pay a contempt fine of \$1,000.00 and service costs of \$50.00 (for a total judgment fine amount of \$1,050.00).

JUDGE: Duden

ATTORNEY: SL

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: Show cause hearing held February 6, 2025. Defendant was found to be in contempt of the October 5, 2022 Court Order. An additional hearing was held on February 27, 2025 for entry of judgment, at which time Defendant was ordered to abate the violations within ninety (90) days. A fine of \$2,000.00 will be imposed if the contempt is not purged within ninety (90) days.

JUDGE: Hammond

ATTORNEY: ANH

NAME OF MATTER: Jones, Calvin

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

DISPOSITION: This matter appeared in court on February 11, 2025. Defendant appeared. The case was dismissed in open court because the violation was abated prior to the hearing.

JUDGE: Duden
ATTORNEY: SL

NAME OF MATTER: Kemper, Mark R. (Injunction and Contempt)

Location: 526 Teppers Road, Severn MD 21144
Violation: Non-Compliance of expired building permit

DISPOSITION: The contempt was dismissed as the Defendant is deceased.

JUDGE: Hammond
ATTORNEY: CGR

NAME OF MATTER: Lopez, Rodolfo Naaman and Salam, Lidia Yesenia Yat

Location: 805 Marigold Road, 809 Marigold Road, 811 Marigold Road, 7430 Pillsbury Place, 7432 Pillsbury Place, 7434 Pillsbury Place & 7436 Pillsbury Place, Glen Burnie, MD 21060
Violation: Building renovations to residential structure located at 811 Marigold Road without a building permit Grading without an approved permit (Grading Permit Application #G02020014)

DISPOSITION: The Defendants appeared. A consent judgment was entered ordering the Defendants to apply for all necessary permits within sixty (60) days and complete abatement within six (6) months of the issuance of the permits. A fine of \$1625.00 was suspended pending compliance.

JUDGE: Hammond
ATTORNEY: ANH

NAME OF MATTER: Nixon (Bowie), Lanae

Location: 201 Bolivar Avenue, Baltimore, MD 21225
Violation: Unsafe structure open to casual entry

DISPOSITION: The Defendant appeared. A consent judgment was entered ordering Defendant to pursue completion of the demolition permit within thirty (30) days. A fine of \$1,000.00 was suspended pending compliance.

JUDGE: Hammond
ATTORNEY: ANH

NAME OF MATTER: Ortiz, Gustavo

Location: 1529 Meyers Station Road, Odenton, MD 21113

Violation: Construction without the required building permit; Grading without the required permit; Working over a Stop Work Order

DISPOSITION: Case was postponed to allow the parties to meet onsite to further discuss the necessary steps for satisfactory abatement of the violations on the property.

JUDGE: Hammond

ATTORNEY: ANH

NAME OF MATTER: Radivo, Michael T.

Location: 3 Harding Road, Glen Burnie, MD 21060

Violation: New shed roof on rear without the required permit

DISPOSITION: Defendant appeared. Case postponed to allow time to look into the status of the permit application previously submitted by the Defendant.

JUDGE: Hammond

ATTORNEY: ANH

NAME OF MATTER: Rojas Guzman, Joel and Hernandez Galvan, Sara (INJUNCTION #2 & CONTEMPT 23-013257)

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: Consent judgment was entered. Defendant Diego Galvan is removed from the case as he transferred his interest in the property to the two Co-Defendants. Under the Consent Judgment, the remaining Defendants may purge contempt by applying for the necessary permits and responding to the pending comment letter within twenty-five (25) days, responding to future comment letters within sixty (60) days of their issuance, ensuring issuance of all necessary permits within ninety (90) days, completing permits within ninety (90) days of issuance, paying service costs of \$185 within sixty (60) days, and appearing for a review hearing on March 7, 2025. If the Defendants fail to purge the contempt, a fine of \$25,000 each shall be imposed, and the violation must be abated pursuant to a timeline outlined in the Order or the County can abate the violation at the Defendants' expense.

JUDGE: Hammond

ATTORNEY: CGR

NAME OF MATTER: Sellner, Donald

Location: 671 211th Street, Pasadena, MD 21122

Violation: Unsafe structure

DISPOSITION: Violation was abated prior to hearing, contempt was dismissed.

JUDGE: Wilcox

ATTORNEY: CGR

NAME OF MATTER: Severn Real Estate, LLC

Location: 8265 WB&A Road, Severn, MD 21144

Violation: Placement of storage trailer over 64 square feet on property without the required permits

DISPOSITION: Case dismissed. Violations abated prior to court.

JUDGE: Hammond

ATTORNEY: ANH

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 February 6, 2025. Defendant's attorney appeared. The parties' joint postponement request was granted and the matter was reset for March 11, 2025. Defendant must obtain the required grading permit by the next hearing date.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Spiegel, Theodore and Juliann

Location: 1493 River Road, Crownsville, MD 21032

Violation: noncompliance of building permit B02201112

DISPOSITION: This matter appeared in court on February 6, 2025. Defendant failed to appear. A Default Judgment of Civil Constructive Contempt was entered against the Defendant ordering the Defendant to apply for and complete the required building permit for the illegal garage on the subject property and to pay previously imposed fines and service costs within thirty (30) days of the date of the Judgment. Defendant shall pay a contempt fine of \$1,000.00.

JUDGE: Hammond

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: The parties appeared with counsel. A consent judgment was entered ordering the defendant to abate the violation within 60 days. The inspector will perform an inspection in thirty (30) days to check the progress of abatement. \$1000 fine suspended pending compliance.

JUDGE: Hammond

ATTORNEY: ANH

NAME OF MATTER: Wilson, William

Location: 53 Hill Road, Severna Park, MD

Violation: Using land for parking, storage, collection, accumulation or abandonment of inoperable, wrecked or partially dismantled vehicles.

DISPOSITION: The matter was postponed at the Defendant's request and reset to March 6, 2025.

JUDGE: Hammond

ATTORNEY: CGR

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: The matter was postponed at the Defendant's request and reset to March 6, 2025.

JUDGE: Hammond

ATTORNEY: CGR