

# Code Enforcement Litigation Report

## April 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:** This matter appeared in court on April 4, 2024. The defendant appeared and the parties' joint postponement request was granted and the matter will be reset for August 1, 2024. The County will file an amended complaint to add Mr. Shaun Akhavan from Allied International as the correct resident agent for the defendant.

**JUDGE:** Hammond

**ATTORNEY:** SL

**NAME OF MATTER:** Caudill, Dale L. and Ann M.

Location: 418 Lincoln Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered/inoperable vehicles

**DISPOSITION:** This matter appeared in court on April 9, 2024. The defendants failed to appear. Both defendants filed Motions to Postpone prior to the hearing, which were denied in open court. Default judgments were entered against the defendants ordering the defendants to abate the violation within thirty (30) days of the date of the judgment by removing all unregistered/inoperable vehicles from the subject property. The defendants shall pay a fine of \$250.00 each and service costs of \$30.00 each (for a total amount of \$280.00 each).

**JUDGE:** Duden

**ATTORNEY:** SL

**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:** The parties agreed to postpone the matter to allow defendant's engineer time to apply for the grading permit. The case is reset to August 1, 2024.

**JUDGE:** N/A

**ATTORNEY:** LKT

**NAME OF MATTER: Duke, Dorothy L.**

Location: 2704 Robin Road, Glen Burnie, MD 21060

Violation: Outside storage of unregistered/inoperable vehicles

**DISPOSITION:** This matter appeared in court on April 9, 2024. The defendant failed to appear. The County requested that the matter be postponed and be reset for May 2, 2024. The County's postponement request was granted. The defendant must remove all unregistered/inoperable vehicles from the subject property by the next hearing date.

**JUDGE:** Duden

**ATTORNEY:** SL

**NAME OF MATTER: Edmond, Larry D.**

Location: 210 Ball Park Drive, Baltimore, MD 21225

Violation: Unsafe structure open to casual entry

**DISPOSITION:** This matter appeared in court on April 4, 2024. The defendant appeared; however, the violation was abated prior to the court hearing. The case was dismissed against the defendant in open court.

**JUDGE:** Hammond

**ATTORNEY:** SL

**NAME OF MATTER: Elion, Kevin E. and Davis, William**

Location: 1985 Goose Neck Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** The case was dismissed as the violation has been abated.

**JUDGE:** Hammond

**ATTORNEY:** CGR

**NAME OF MATTER: Elion, Kevin E.**

Location: 1985 Goose Neck Rd., Pasadena MD 21122

Violations: Unauthorized construction of an addition to house.

**DISPOSITION:** The case was called for trial and was postponed at the request of both parties. The Circuit Court proceedings resolving the property ownership dispute have concluded and the defendant has applied for the necessary permit(s) to abate the violation. The case was postponed to allow additional time for abatement.

**JUDGE:** Hammond

**ATTORNEY:** CGR

**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 parties agreed to postpone the matter pending the finalization of County legislation that may resolve the violations. The case is reset to August 1, 2024

**JUDGE:** Hammond

**ATTORNEY:** LKT

**NAME OF MATTER: Ferrin, Kirstie E. and Gloria J.**

Location: 1901 Pagham Road, Glen Burnie, MD 21061

Violation: Accumulation of rubbish/garbage

**DISPOSITION:** This matter appeared in court on April 9, 2024. The defendant Kirstie Ferrin appeared and defendant Gloria Ferrin failed to appear. The violation was abated prior to the court hearing. Case was dismissed against both defendants in open court.

**JUDGE:** Duden

**ATTORNEY:** SL

**NAME OF MATTER: Gaitan, Jose a/k/a Jose Gaitan-Bran**

Location: 420 Church Street, Baltimore, MD 21225

Violation: Operating a Tree Service Business in a R15 zoned district; outside storage of unregistered vehicles; Oversized vehicles; No approved Zoning Certificate of Use

**DISPOSITION:** This case was dismissed in court. The violations were abated prior to the court date.

**JUDGE:** Hammond

**ATTORNEY:** ANH

**NAME OF MATTER: Hall, Gerald L., Carlos S. and Roland A. (Injunction & Contempt)**

Location: 400 Magothy Bridge Rd., Pasadena MD 21122

Violation: Filling stream bed with boulder and dirt to create a bridge in the Chesapeake Bay Critical Area without the required grading permit. (Stream is now orange.)

**DISPOSITION:** The case was called for trial and all three (3) defendants failed to appear. Default judgments of constructive civil contempt were entered against all three (3) defendants. To purge the contempt the defendants are required to apply for all necessary permits and approvals within thirty (30) days, respond to comment letters within sixty (60) days, pursue completion of all permits within twelve (12) months, and pay service costs within thirty (30) days (\$50 each for Gerald and Carlos Hall, \$135 for Roland Hall). If the defendants fail to purge the contempt, additional fines of \$10,000 each for Gerald and Carlos Hall, and \$20,000 for Roland Hall are imposed. If the defendants fail to abate the violation, the County may abate the violation at Defendants' expense.

**JUDGE:** Hammond

**ATTORNEY:** CGR

**NAME OF MATTER: H2 Properties, LLC and Mighty Tires, Inc.**

Location: 8251 Waterford Road, Pasadena, MD 21122

Violation: No Zoning Certificate of Use; Recyclable's recovery facilities (tire collection & recycling) not permitted in C4 district

**DISPOSITION:** This case appeared in court on April 4, 2024. Both defendants were present with counsel. Consent judgments were entered against both defendants. H2 Properties, LLC (owner/landlord) was ordered to seek legal remedies to stop Mighty Tires from using the property for the operation of an illegal commercial business. A fine of \$1000 against H2 Properties is suspended pending compliance. Mighty Tires, LLC was ordered to diligently pursue issuance of a zoning certificate of use and ensure that no scrap tires will be stored on the property. A fine of \$1000 was imposed against Mighty Tires, to be paid within thirty (30) days.

**JUDGE:** Hammond

**ATTORNEY:** ANH

**NAME OF MATTER: Jones, Brenda D.**

Location: 6974 Kim Lane, Friendship, MD 20758

Violation: Swimming pool not maintained in a clean and sanitary condition

**DISPOSITION:** This case was heard in court on April 4, 2024. The defendant appeared with counsel. A consent judgment was entered ordering the defendant to abate the violation within thirty (30) days. A fine of \$125 imposed and must be paid within thirty (30) days.

**JUDGE:** Hammond

**ATTORNEY:** ANH

**NAME OF MATTER: Kellner, William J., Jr.**

Location: 7838 Catherine Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This matter appeared in court on April 4, 2024. The defendant appeared. The County requested that the matter be postponed and be reset for May 2, 2024. The County's postponement request was granted. The defendant must remove all unregistered/inoperable vehicles from the subject property by the next hearing date.

**JUDGE:** Hammond

**ATTORNEY:** SL

**NAME OF MATTER: Lauer, Rudolph F. (deceased) and Evelyn Q.**

Location: 380 Clover Court, Glen Burnie, MD 21060

Violation: Accumulation of rubbish/garbage

**DISPOSITION:** This case was heard in court on April 4, 2024. The defendant appeared. A consent judgment was entered ordering the defendant to abate the violation within seven (7) days. A fine of \$1000 and service cost of \$50 (\$1050.00) imposed and must be paid within seven (7) days.

**JUDGE:** Hammond

**ATTORNEY:** ANH

**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 April 4, 2024. The defendant appeared. The parties' joint postponement request was granted and the matter will be reset for August 1, 2024. The defendant must remove all unregistered/inoperable vehicles from the subject property by the next hearing date.

**JUDGE:** Hammond

**ATTORNEY:** SL

**NAME OF MATTER: Meadows, Catherine M.**

Location: 1215 Riverside Drive, Baltimore, MD 21226

Violation: Outside storage of unregistered/inoperable vehicles

**DISPOSITION:** This matter appeared in court on April 9, 2024. The 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. The defendant shall pay a fine of \$500.00 and service costs of \$45.00 (for a total amount of \$545.00).

**JUDGE:** Duden

**ATTORNEY:** SL

**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:** The case was reset due to lack of service.

**JUDGE:** N/A

**ATTORNEY:** LKT

**NAME OF MATTER: OSHA, LLC**

Location: 21 Ritchie Highway, Pasadena, MD 21122

Violation: Expansion of floor area without a special exception more than ten (10) vehicles

**DISPOSITION:** The parties agreed to postpone the matter due to scheduling conflict with defendant's counsel. The reset date is June 6, 2024.

**JUDGE:** N/A

**ATTORNEY:** LKT

**NAME OF MATTER: Reed, Joyce A.**

Location: 334 W. Arden Road, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage; excessive amount of dog waste

**DISPOSITION:** This matter appeared in court on April 25, 2024. The defendant appeared. Both contempt cases were dismissed in open court because the violations were abated prior to the hearing. The underlying judgments previously entered against the defendant remain in place.

**JUDGE:** Robinson

**ATTORNEY:** SL

**NAME OF MATTER: Scott, Stephen**

Location: 1361 Fishing Creek Road, Annapolis, MD 21403

Violation: Construction of an accessory structure without an approved building permit (B02381808 pending)

**DISPOSITION:** The parties entered into a consent judgment in which the defendant agreed to obtain and diligently pursue the building permit within thirty (30) days. A fine of \$60 was imposed as judgment along with \$50 in service costs for a total of \$110.

**JUDGE:** Hammond

**ATTORNEY:** LKT

**NAME OF MATTER: Singh, Gurmail**

Location: 7528 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Construction of an addition without the required building permit

**DISPOSITION:** The parties agreed to postpone the case to allow time to enter into a consent judgment. The case is reset to August 1, 2024.

**JUDGE:** Hammond

**ATTORNEY:** LKT

**NAME OF MATTER: Stanco, Nick J. and Nani, et al**

Location: 7940 Telegraph Road, Severn, MD 21144

Violation: Storage of tractor trailer

**DISPOSITION:** This matter appeared in court on April 4, 2024. The defendants failed to appear. The violation was abated prior to the court hearing. The case was dismissed against the defendants in open court.

**JUDGE:** Hammond

**ATTORNEY:** SL



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

Location: 660 Stags Leap Court, Severn, MD 21144

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This matter appeared in court on April 4, 2024. The defendants appeared. The parties' joint postponement request was granted and the matter will be reset for August 1, 2024. The defendants must remove all unregistered/inoperable vehicles from the subject property by the next hearing date.

**JUDGE:** Hammond

**ATTORNEY:** SL

**NAME OF MATTER:** Woron, Adam

Location: 7804 Outing Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered/inoperable vehicles and junk

**DISPOSITION:** This matter appeared in court on April 9, 2024. The defendant failed to appear. The unregistered vehicle violation was abated prior to the court hearing. Therefore, Citation 3Z46687448 was dismissed against the defendant in open court. For the junk violation (Citation 4Z46687449), 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 removing all junk and solid waste from the subject property. The defendant shall pay a fine of \$250.00 and service costs of \$60.00 (for a total amount of \$310.00).

**JUDGE:** Duden

**ATTORNEY:** SL