

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Austin, Ajair T. and Corisa

Location: 310 Howards Trust Court, Glen Burnie, MD 21060

Violation: Coop that does not meet setbacks/fowl on a lot of less than 10,000 square feet

DISPOSITION: This matter appeared in court on April 18, 2023, and a Consent Judgment was entered with defendant Austin ordering to abate the violation within one hundred and twenty days by ensuring that the coops on the subject property are removed or relocated within the required setbacks. If defendant fails to abate the violation within one hundred and twenty days, then the County may abate the violation at defendant's expense. A fine of \$125.00 was suspended pending compliance, but service costs of \$60.00 were imposed. Case dismissed against defendant Corisa Austin in open court.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Baker, Charles M.

Location: 234 Circle Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant is deceased, therefore case is dismissed.

JUDGE: McKenna

ATTORNEY: ANH

NAME OF MATTER: Bank United, N.A.

Location: 5310 4th Street, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter was dismissed prior to April 6, 2023 hearing as the property was sold and violations abated.

JUDGE: Mosley

ATTORNEY: ANH

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Burke, Alicia

Location: 2 5th Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: A Consent Judgment was entered ordering the defendant to remove any unregistered vehicles from the property within thirty days of the date of the Judgment. If the defendant fails to abate the violation within thirty days, then the County may abate it at the defendant's expense. The fine of \$1,000.00 was suspended.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Cardarelli, Carol and Kelly, Ida M.

Location: 33 Governor's Gate Lane, Linthicum, MD 21090

Violation: Outside storage of unregistered vehicle

DISPOSITION: This matter appeared in court on April 25, 2023, however, defendants failed to appear. Affidavit Judgments were entered ordering the defendants to abate the violation within thirty days of the date of the Judgment by ensuring that the vehicles located at the subject property are displaying current registration plates and validation stickers issued for the current year. A fine of \$250 was imposed plus service costs of \$30.00 were imposed against each defendant (for a total judgment of \$280.00 per Defendant).

JUDGE: Johnson

ATTORNEY: SL

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Cassarino, Joseph and Staci

Location: 7727 Middlegate Court, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: A Consent Judgment was entered ordering the defendant, Joseph Cassarino to abate the violations within thirty days by ensuring the subject property is free from inoperable or unregistered vehicles and junk. If the defendant fails to abate the violations within thirty days then the County may abate the violations at the defendants' expense. A fine in the amount of \$125, including a \$45 service fee, for each citation, for a total of \$340.00 were imposed.

Defendant Staci Cassarino failed to appear, and a Judgment was entered. Fines of \$250 per citation were suspended pending compliance. The Court did not receive copies of the proposed judgments routinely filed by the County with the terms permitting County abatement. A motion to revise the judgment is being filed to add the abatement provisions to the judgment.

JUDGE: Johnson

ATTORNEY: KDD

NAME OF MATTER: Chilcoat, Patricia (Deceased) and Rodriguez-Chilcoat, Amie P.

Location: 1705 Vineyard Trail, Annapolis, MD 21401

Violation: Construction of a deck without the required building permit

DISPOSITION: The parties agreed to postpone the matter to allow defendant time to obtain a final inspection and complete the permit. A reset date is to be determined.

JUDGE: McKenna

ATTORNEY: LKT

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 defendant required a Korean interpreter and no such interpreter was available. The Court postponed the matter and a reset date is to be determined.

JUDGE: Mosley

ATTORNEY: LKT

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Corpus, Reglen

Location: 5 Short Street, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on April 18, 2023. A Consent Judgment was entered with the defendant ordering the defendant to abate the violation within sixty days of the date of the Judgment by ensuring that the vehicles located at the subject property are displaying current registration plates and validation stickers issued for the current year. If defendant fails to abate the violation within sixty days, then the County may abate the violation at the Defendant's expense. A fine of \$500.00 was suspended pending compliance, but service costs of \$45.00 were imposed.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Day, Joseph R. and Justin (672 Duvall Hwy)

Location: 672 Duvall Highway, Pasadena, MD 21122, Tax ID#3388-2237-9000

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on April 6, 2023. Defendant Joseph Day filed a Motion to Postpone that same day, because he had not received titles to dispose of vehicles properly. A Consent Judgment was entered with defendant Joseph Day ordering to abate the violations within sixty days of the date of the Judgment by ensuring that the vehicles located at the subject property are displaying current registration plates and validation stickers issued for the current year. If defendant fails to abate the violation within sixty days, then the County may abate the violation at defendant's expense. A fine of \$2,000.00 was suspended pending compliance, but service costs of \$103.80 were imposed. Case dismissed against defendant, Justin Day in open court.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: DeLeon, David

Location: 2045 Horseshoe Circle, Jessup, MD 20794

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear for trial, and a default Judgment was entered, ordering defendant to pay fines and court costs in the amount of \$295.00 (\$250.00 fine, \$45.00 service costs) and abate the violations on the subject property within thirty days.

JUDGE: Johnson

ATTORNEY: ANH

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: D & H Demolition, LLC (INJUNCTION)

Location: 7502 WB&A Road, Glen Burnie MD 21061

Violation: No zoning certificate of use, outside storage, junk, unregistered vehicles

DISPOSITION: Defendant failed to appear in court, and a Default Judgment was entered against the defendant ordering the defendant to cease using the subject property for a business without a Certificate of Use within fourteen days, to install appropriate screening within thirty days, and to abate the other violations within thirty days of the date of the Judgment by removing all junk, solid waste, and unregistered/inoperable vehicles from the subject property. If the defendant fails to abate the violation within the thirty days, then the County may abate it at the defendant's expense. Defendant was ordered to pay a fine of \$4,000.00 for the violation, plus \$76.00 for service costs.

JUDGE: Mosley

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 postponed at the request of the County as ownership of the property is still the subject of litigation in Circuit Court. The Court granted the postponement request and reset this matter to September 7, 2023.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: Epps-Kangalee, Shellise

Location: 100 10th Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicle

DISPOSITION: This matter appeared in court on April 18, 2023. A Default Judgment was entered ordering the defendant to abate the violation within thirty days of the date of the Judgment by ensuring that the vehicles located at the subject property are displaying current registration plates and validation stickers issued for the current year. A fine of \$125 was imposed plus service costs of \$45.00 were imposed (for a total judgment of \$165.00).

JUDGE: Duden

ATTORNEY: SL

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Flynn, Rita D., Hasse, Otto A. and Nolan, Devin M.

Location: 113 17th Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on April 18, 2023, defendants failed to appear, therefore Default Judgments were entered ordering the defendants to abate the violation within thirty days of the date of the Judgment by ensuring that the vehicles located at the subject property are displaying current registration plates and validation stickers issued for the current year. A fine of \$250 was imposed plus service costs of \$20.00 were imposed against each defendant (for a total judgment of \$270.00 per defendant).

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Galloway, George (EZC)

Location: 400 Paradise Road, Riva, MD 21140

Violation: Outside storage of unregistered vehicles; Domestic fowl

DISPOSITION: A Consent Judgment was entered ordering the defendant to apply for any necessary variances or approvals to allow the birds to remain on the property within sixty days. If the defendant fails to apply for the necessary variances, fails to pursue the necessary variances, or the variance is denied, the defendant shall remove the birds from the property within thirty days. If the defendant fails to abate the violation within thirty days, then the County may abate it at the defendant's expense. The defendant was ordered to pay service costs of \$50.00, and a fine of \$2,000.00 was suspended.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: Houston, Edward, Jr. and Robinson, Frances J.

Location: 5229 Kramme Avenue, Baltimore, MD 21225

Violation: Excessive amount of dog waste on property

DISPOSITION: This matter appeared in court on April 25, 2023. The violation was abated prior to the court hearing, therefore the citations issued to each defendant were nolle prosequi in open court.

JUDGE: Johnson

ATTORNEY: SL

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April 2023

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 April 6, 2023. The matter was continued for thirty days to allow the defendants to submit their application to request a variance. The hearing will be reset for the next available date.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Johnson, Robert L.

Location: 100 Manns Road, Severna Park, MD 21146

Violation: Unsafe structure open to casual entry

DISPOSITION: This matter appeared in court on April 6, 2023. Defendant failed to appear in court, and a Default Judgment was entered ordering the defendant to abate the violation within thirty days of the date of the Judgment by applying for a demolition permit to immediately raze the unsafe structure on the subject property. A fine of \$125.00 was imposed for the violation, plus \$51.80 for service costs (for a total judgment of \$176.80).

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Jam Stahl Point Enterprises, LLC

Location: 125 Stahl Point Rd., Baltimore, MD 21226

Violation: Permit Required / Change of Use - A building permit is required for the New Tenant at the above referenced property.

DISPOSITION: The parties sought a joint postponement as the defendant recently filed the necessary permit application to abate the violation and time was needed for the permit to be reviewed. The Court granted the postponement request and reset this matter to August 3, 2023.

JUDGE: McKenna

ATTORNEY: CGR

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Kight, Nathan

Location: 5773 Blaine Road, Churchton, MD 20733

Violation: Grading in the Critical Area without a permit and stormwater management plan

DISPOSITION: Defendant failed to appear, and a default Judgment was entered. A fine of \$20,500 and \$40.00 service costs imposed. Defendant must diligently pursue abating the violations (applying for necessary permits and responding to any comments) within thirty days.

JUDGE: Mosley

ATTORNEY: ANH

NAME OF MATTER: Kreamer, John and Smith, Shannon

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

Violation: Outside storage of junk

DISPOSITION: This matter appeared in court on April 6, 2023, and a Consent Judgment was entered. A fine of \$1,000 for each defendant was suspended pending compliance. Service costs imposed (\$52.40 John Kreamer; \$27.50 Shannon Smith, joint and several). Defendants must abate the violations within thirty days.

JUDGE: Mosley

ATTORNEY: ANH

NAME OF MATTER: McCormick, Anna Mae

Location: 315 Arundel Beach Road, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicle and junk; Prohibited use

DISPOSITION: Defendant appeared on April 6, 2023, and a Consent Judgment was entered. A fine of \$3,000 was suspended pending compliance. Service costs of \$51.60 were imposed. Defendant must abate the violations within sixty days.

JUDGE: Mosley

ATTORNEY: ANH

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Morales, Israel and Melvin Y.

Location: 500 Mayo Road, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in court on April 6, 2023. The violations were abated prior to the court hearing, therefor the case was dismissed against both defendants in open court.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Myrick, Hope and Bars Over Bricks Battle League LLC

Location: 771 Generals Hwy., Millersville MD 21108

Violation: Unregistered Vehicle, Use Not Permitted (outside storage of portable toilets), and use not specifically allowed

DISPOSITION: Defendants failed to appear in court, and a Default Judgment was entered against the defendant ordering to cease using the subject property for a commercial business or any use not permitted in the district within fourteen days. A fine of \$1,000.00 and service costs of \$53.80 were imposed. A Default Judgment was also entered against other defendant, Hope Myrick ordering the defendant to cease using the subject property for a commercial business or any use not permitted in the district within fourteen days, to abate the violation within thirty days by removing all unregistered/inoperable vehicles from the subject property, and to pay a fine of \$2,000.00 and service costs of \$53.80. If the defendants fail to abate the violation within the thirty days, then the County may abate it at the defendants' expense.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Newsom, Nathaniel S. and Faye L.

Location: 7682 Colonial Beach Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants failed to appear for trial, and a Default Judgment was entered ordering defendants to pay a fine of \$1,000 each, and service costs imposed of \$52.60 for defendant, Nathaniel Newsom, and \$27.60 for defendant Faye Newsom, joint and several. Defendants must abate the zoning violations within thirty days.

JUDGE: Mosley

ATTORNEY: ANH

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Perez Pina, Juan D. and Alvarez, Julian R.

Location: 13 Brownshade Drive, Glen Burnie, MD 21061

Violation: Outside storage of junk

DISPOSITION: This matter appeared in court on April 6, 2023. Violation was abated prior to the court hearing, and the case was dismissed against both defendants in open court.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Poole, Roberta M.

Location: 8056 Pine Ridge Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear, therefore a Judgment on affidavit was entered. Defendant ordered to pay fines and costs in the amount of \$295.00 (\$250 fine, \$45.00 service costs).

JUDGE: Johnson

ATTORNEY: KDD

NAME OF MATTER: Pumphrey, Samuel M., Sr.

Location: 4966 Sands Road, Lothian, MD 20711

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in court on April 6, 2023. A Consent Judgment was entered ordering the defendant to abate the violations within six months of the date of the Judgment by ensuring that the vehicles located at the subject property are displaying current registration plates and validation stickers issued for the current year and by removing all junk and solid waste from the subject property. If the defendant fails to abate the violations within six months, then the County may abate the violations at the defendant's expense. A fine of \$2,000.00 was suspended pending compliance, and service costs of \$83.60 were imposed.

JUDGE: McKenna

ATTORNEY: SL

CODE ENFORCEMENT LITIGATION REPORT

April 2023

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 18, 2023, and Default Judgments were entered for the two citations ordering the defendant to abate the violations within thirty days of the date of the Judgment by removing all rubbish and garbage from the exterior of the property, by obtaining lids for garbage containers without lids and removing garbage containers with holes from service at the property and by removing all dog waste from the exterior of the property. Fines of \$250.00 each were imposed for the two citations plus service costs of \$60.00 each were imposed for the two citations (for total judgments of \$310.00 for each citation).

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Rojas Guzman, Joel and Hernandez Galvan, Sara (INJUNCTION)

Violation Address: 751 Generals Highway, Millersville MD 21108

Violation: Building a deck and shed without a permit, and performing work over an issued and posted Stop Work Order; also, grading without a stormwater management plan and permit.

DISPOSITION: Consent Judgment was entered against both defendants ordering them to apply for all necessary building permits, grading permits, and stormwater management plans within thirty days of the date of the Judgments to abate the violations, and thereafter diligently pursue completion of all permits and plans. Defendants were ordered to pay a fine of \$125.00 each and costs of \$111.40 jointly.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Second Chance Recovery House, LLC

Location: 1207 Aster Drive, Glen Burnie, MD 21061

Violation: Demolition and construction of a retaining wall without the required building permit

DISPOSITION: This matter appeared in court on April 18, 2023, and defendant appeared with counsel. The defense requested a postponement to obtain a survey to confirm the unsafe structure is located on the subject property.

JUDGE: Duden

ATTORNEY: ANH

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Simmons, John R. and Virginia L.

Location: 758 Dividing Road, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicle and oversized/overweight vehicle

DISPOSITION: This matter appeared in court on April 6, 2023. Both defendants appeared, however the matter was postponed. Per the request of both parties, the hearing will be reset for August 3, 2023.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Walker, Seymour S.

Location: 307 Baltimore Avenue SW, Glen Burnie, MD 21061

Violation: Construction of a deck without the required building permit

DISPOSITION: This matter was postponed in court on April 6, 2023. The defendant must apply for a building permit for the illegal construction and schedule a final inspection prior to the next hearing date.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Walls, David

Location: 229 Glen Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on April 6, 2023, and a Consent Judgment was entered. A fine of \$125.00 and service costs of \$40.00 imposed. Defendant must abate the violations within sixty days.

JUDGE: Mosley

ATTORNEY: ANH

CODE ENFORCEMENT LITIGATION REPORT

April 2023

NAME OF MATTER: Walnut Hill Landscape Company, Inc. and Whitehall Creek, LLC

Location: 1430 White Hall Road, Annapolis, MD 21409

Violation: Commercial vehicle, Junk, No Certificate of Use; Compliance with other laws

DISPOSITION: The parties agreed to postpone the matter to allow defendant time to revise his Certificate of Use application. The reset date is to be determined.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Waterworks Foundation, Inc. and Elion, John Edward

Location: 1164 St. Stephens Church Road, Crownsville, MD 21032

Violation: Outside storage of unregistered vehicles, junk and debris

DISPOSITION: This matter appeared in court on April 6, 2023, and was postponed in court. Per the request of both parties, the hearing will be reset for August 3, 2023. Proposed Consent Judgment will be prepared and sent to the defendant's attorney to try to settle the matter before the next hearing date.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Watson, Tyrone T.

Location: 1294 Defense Highway, Gambrills, MD 21054

Violation: Outside storage of unregistered vehicles, junk, and shipping container

DISPOSITION: This matter appeared in court on April 6, 2023. Defendant filed a Request for Postponement because he is seeking legal representation, which was granted, and the hearing will be reset for July 6, 2023.

JUDGE: McKenna

ATTORNEY: SL