

CODE ENFORCEMENT LITIGATION REPORT

January 2023

NAME OF MATTER: AMJ Realty, LLC & Magid, Ann (Injunction)

Violation Address: 7926 Solley Rd., Glen Burnie MD 21060

Violation: Documented code violations related to grading permit for Storm Water Maintenance.

DISPOSITION: 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 submitting a letter to Inspections and Permits stating an intent to install the stormwater management devices as shown in the plan submitted, or by filing a new plan and, by August 1, 2023, installing the necessary stormwater management devices. If the Defendant fails to comply with deadlines above, Defendant is ordered to pay two thousand dollars in fines, and fifty dollars in service costs, and abate violations by following all directives of Inspections and Permits.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: Berg, Edward and Janelle Berg, Sr., August Edward and White, Isabel

Location: 102 Benmere Road, Glen Burnie MD 21060

Violation: Two dwellings on a single lot; junk; and, unregistered vehicles.

DISPOSITION: Defendants failed to appear in court. A Default Judgment was entered against the Defendants ordering the Defendants to abate the violations within thirty days of the date of the Judgment by removing all junk/solid waste and unregistered/inoperable vehicles from the subject property and ceasing use of the subject property for more than one single family dwelling. If the Defendants fail to abate the violation within the thirty days, then the County may abate it at the Defendants' expense. Defendants were ordered to pay costs in the amount of fifty two dollars and twenty cents.

JUDGE: Hammond

ATTORNEY: CGR

NAME OF MATTER: Clemons, James and Wanda (Injunction)

Location: 9243 Ft. Smallwood Road, Pasadena, MD 21122

Violation: Construction of interior renovations to 2nd story without a building permit (permit #B02286069 expired)

DISPOSITION: Case postponed at joint request to allow for abatement to proceed.

JUDGE: Hammond

ATTORNEY: CGR

CODE ENFORCEMENT LITIGATION REPORT

January 2023

NAME OF MATTER: Cobalt Properties, LLC

Location: 171 W. Meadow Road, Baltimore, MD 21225

Violation: Accumulation of rubbish and garbage

DISPOSITION: This matter appeared in court on January 20, 2023 and a consent judgment was entered. Defendant has thirty days to abate the violations. If the violations are not abated within thirty days, a fine of two hundred and fifty dollars will be imposed.

JUDGE: Moseley

ATTORNEY: ANH

NAME OF MATTER: Curry-Fox, Faye

Location: 7852 Flintshire Court, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear and a default judgment was entered. A fine of two hundred and fifty dollars was imposed for the violation, plus forty five dollars for service costs, for a total judgment of two hundred and ninety five dollars. Defendant must abate the violations within thirty days.

JUDGE: Robinson

ATTORNEY: SL

NAME OF MATTER: Daniel, Carter and Jessica (INJUNCTION)

Location: 1699 Sinclair Road, Crownsville, MD 21032

Violation: Above ground pool and shed greater than 64 square feet without a permit. Stop work order issued.

DISPOSITION: This matter appeared in court and a joint postponement was granted. The hearing has been reset for February 4, 2023 to allow defendants time to revise the permit necessary to abate violation.

JUDGE: Hammond

ATTORNEY: CGR

CODE ENFORCEMENT LITIGATION REPORT

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NAME OF MATTER: Dunne Wright Services, LLC

Location: 4020 Belle Grove Road, Baltimore, MD 21225

Violation: Duplex in R5 zoned district

DISPOSITION: This matter was postponed prior to the scheduled hearing, and reset to May 25, 2023 to allow time to abate the violations.

JUDGE: N/A

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: Case postponed at defendant's request to allow time for eviction to proceed.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Eurice, James H.

Location: 0 Eagle Hill Road, Pasadena, MD 21122

Violation: Interior and exterior renovations without a permit in the Chesapeake Bay Critical Area, and renovations to an accessory structure without a permit

DISPOSITION: Case dismissed by the Court upon motion made by the defendant, over the County's objection.

JUDGE: Hammond

ATTORNEY: CGR

CODE ENFORCEMENT LITIGATION REPORT

January 2023

NAME OF MATTER: Fiber Optic Construction, LLC

Location: 546A Arundel Avenue, Glen Burnie, MD 21061

Violation: Grading permit and approved stormwater management plan required for grading in excess of 5,000 sq. ft.

DISPOSITION: Case postponed to allow abatement to continue.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: Galloway, George (INJUNCTION)

Community complaint received regarding animals on property. Officer Keegan found multiple enclosures with domestic birds, and concerns regarding cleanliness, size, and improper shelter.

DISPOSITION: This matter was postponed and reset for May 4, 2023 to follow the hearing scheduled for the related zoning violation.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: KCP RE, LLC

Location: KinderCare, 488 Jumpers Hole Road, Severna Park, MD 21146

Violation: Non-compliance of grading permit number G00201393 & SGP#244-2012

DISPOSITION: Defendant failed to appear for this matter, and a default judgment was entered, ordering the Defendant to abate the violation within thirty days of the date of the judgment by submitting all permit or approval applications to Inspections and Permits, and thereafter diligently pursuing completion of those permits by abating the stormwater management violations. Defendant was ordered to pay a fine of one thousand five hundred dollars for the violations.

JUDGE: Hammond

ATTORNEY: CGR

CODE ENFORCEMENT LITIGATION REPORT

January 2023

NAME OF MATTER: Kim, Thomas Kook and Han, Young Hee

Location: 7195 Baltimore Annapolis Boulevard, Glen Burnie, MD 21061

Violation: No Zoning Certificate of Use; exceeding scope of nonconforming use; outside storage of unregistered vehicles

DISPOSITION: John Kim appeared on behalf of his mother, Young Hee Han for trial on January 5, 2023. The parties agreed to postpone the matter for sixty days to allow Defendant to evict tenant. Thomas Kook Kim has passed away and was dismissed as a party to this matter.

JUDGE: McKenna

ATTORNEY: LKT

NAME OF MATTER: Latney, Anthony K. and Wanda F.

Location: 3397 Horsehead South, Laurel, MD 20724

Violation: Accumulation of rubbish and garbage

DISPOSITION: Defendant failed to appear for trial on January 5, 2023, and a default judgment was entered. Defendant is ordered to pay a contempt fine of five hundred dollars, plus service costs of fifty dollars, and to abate the violations within thirty days.

JUDGE: McKenna

ATTORNEY: ANH

NAME OF MATTER: Mahon, Gregory

Location: 147 Webal Court, Severna Park, MD 21146

Violation: Failure to comply with the approved grading permit plans (G0201901)

DISPOSITION: The Defendant paid the outstanding fine and the violation was abated prior to January 5, 2023 hearing. Therefore, the County dismissed this matter.

JUDGE: McKenna

ATTORNEY: LKT

CODE ENFORCEMENT LITIGATION REPORT

January 2023

NAME OF MATTER: Miski, Ahmad (INJUNCTION)

Location: 141 Winchester Road, Annapolis MD 21409 ***Critical Area & Waterfront***

Violation: Construction of a new pergola, deck, addition and water access stairs without a grading permit in the Chesapeake Bay Critical Area

DISPOSITION: The parties agreed to postpone the matter to allow the defendant time to submit his grading permit.

JUDGE: Hammond

ATTORNEY: LKT

NAME OF MATTER: Neugebauer, Robert and Judy

Location: 214 Arundel Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared on January 10, 2023, and a consent judgment entered. A fine of five hundred dollars each has been suspended pending compliance, and defendants must abate the violations within ninety days.

JUDGE: Robinson

ATTORNEY: ANH

NAME OF MATTER: Quintanilla, Jose E.

Location: 101 Phipps Lane, Annapolis, MD 21403

Violation: Construction of a retaining wall without the required building permit

DISPOSITION: This matter was postponed by joint request to allow more time for defendant to abate the violation. The case is reset to May 25, 2023.

JUDGE: Hammond

ATTORNEY: CGR

CODE ENFORCEMENT LITIGATION REPORT

January 2023

NAME OF MATTER: Rose 2295, LLC

Location: 2295 Johns Hopkins Road, Crofton, MD 21114

Violation: Accumulation of rubbish/garbage; Rodent harborage

DISPOSITION: Violations were abated prior to the court hearing, case dismissed.

JUDGE: Robinson

ATTORNEY: SL

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 this matter to allow defendant time to work with the Health Department regarding a new septic system needed for the building permit. The matter is reset to March 30, 2023.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Smith, Karl A.

Location: 6432 Colonial Knoll, Glen Burnie, MD 21061

Violation: Rodent harborage

DISPOSITION: Violations were abated prior to the court hearing, and the citations issued were Nolle Prosequi.

JUDGE: Robinson

ATTORNEY: SL

CODE ENFORCEMENT LITIGATION REPORT

January 2023

NAME OF MATTER: Stevens, Albert W. and Betty G.

Location: 79 W. Central Avenue, Edgewater, MD 21037

Violation: Grading without a permit in excess of 5,000 square feet; development without an approved stormwater management plan

DISPOSITION: This matter was postponed by the Court.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Vista Pro Landscape and Design, Inc.

Location: 419 Lankford Road, Harwood, MD 20776

Violation: Construction of an outdoor fireplace without the required building permit; Non-compliance with approved construction documents

DISPOSITION: This matter was postponed in Court. Per the request of both parties, the hearing will be reset for March 2, 2023.

JUDGE: Hammond

ATTORNEY: SL

NAME OF MATTER: Watts, Chris D.

Location: 1330 Yorktown Road, Annapolis, MD 21409

Violation: Outside storage of unregistered and commercial vehicles

DISPOSITION: This matter was postponed to allow the administrative process of reviewing the defendant's application for a twenty year registered use to proceed.

JUDGE: Hammond

ATTORNEY: CGR