

**CODE ENFORCEMENT LITIGATION REPORT  
SEPTEMBER 2021**

**NAME OF MATTER:** Bennett, Catherine (Injunction)

Violation Address: 402 E. Pasadena Rd., Pasadena MD 21122

Violations: Unsafe structure; house open to casual entry. Garage next to house is falling down leaving it dangerously ready to collapse.

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

**JUDGE:** Butcher

**ATTORNEY:** CGR

**NAME OF MATTER:** BWI Business Park, LLC and (Pioneer Contracting Co., Inc.)

Violation Address: 1221 Wilson Rd., Glen Burnie MD 21060

Violations: Grading without a grading permit; grading without approved stormwater management plan.

**DISPOSITION:** The case was postponed by joint request to allow abatement to proceed with regard to Defendant BWI Business Park, LLC. Defendant Pioneer Contracting Company, Inc. failed to appear and a default judgment was entered requiring payment of \$500.00 in fines and \$50.00 in costs within thirty days.

**JUDGE:** Butcher

**ATTORNEY:** CGR

**NAME OF MATTER:** Dean-Boxall, Sharon

Location: 1303 Hillcrest Rd., Glen Burnie MD 21061

Violation: Two principal structures on one lot, the two structures consist of a duplex dwelling and a semi-detached dwelling.

**DISPOSITION:** The parties requested that the case be postponed to allow abatement through administrative processes to continue.

**JUDGE:** N/A

**ATTORNEY:** CGR

**NAME OF MATTER: House of Prayer Church, (INJUNCTION)**

Location: 5161 Sudley Road, West River MD

Violation: Unregistered vehicles, junk, oversized vehicles, no certificate of use, outside storage of commercial excavation equipment, and use not permitted.

**DISPOSITION:** This matter appeared in court on September 2, 2021. The Defendant failed to appear and a default Judgment of Contempt was entered. Defendant has thirty days to abate the violations by obtaining a Certificate of Use and removing all junk, solid waste, unregistered vehicles, and oversized vehicles. Defendant was also ordered to pay a fine of \$4,000.00, plus \$100.00 in service costs. If the Defendant fails to abate the violations the County can abate the violations.

**JUDGE: Butcher**

**ATTORNEY: CGR**

**NAME OF MATTER: Mount Investments, LLC (INJUNCTION)**

Location: 2309 Mountain Road, Pasadena MD 21122

Violation: Outside storage of unregistered vehicles, oversized vehicles, junk, and exceeding scope of NCU 1993-8; use not permitted; no Certificate of Use.

**DISPOSITION:** The parties agreed to postpone the matter to allow Defendant the opportunity to continue abatement of violations.

**JUDGE: Butcher**

**ATTORNEY: CGR**

**NAME OF MATTER: Poist, Allen, Jr.**

Location: 337 Edgewater Road, Pasadena, MD 21122

Violation: Use of property as a junkyard or solid waste disposal facility in the Chesapeake Bay Critical Area; outside storage of truck compartments or containers; more than one single detached family dwelling unit

**DISPOSITION:** The parties requested that the case be postponed to allow Defendant time to allow abatement to proceed.

**JUDGE: Butcher**

**ATTORNEY: CGR**

**NAME OF MATTER: Reid A. - Building/Grading**

Location: 7460 E. Furnace Branch Road, Glen Burnie, MD 21060

Violations: Contempt - Unauthorized historical construction without permits; unauthorized grading without permits

**DISPOSITION:** This case was postponed to allow inspection of planting installations. The Court reset the matter to February 3, 2022.

**JUDGE: Mosley**

**ATTORNEY: LKT**

**NAME OF MATTER: Reeder, Joe**

Location: 1226 Wilson Road, Glen Burnie MD 21061

Violation: Unregistered Vehicles

**DISPOSITION:** The matter was postponed at joint request as the Defendant just retained an attorney.

**JUDGE: Butcher**

**ATTORNEY: CGR**

[NCA \$0]

**NAME OF MATTER: Reeder, Joe P.**

Location: 411 Wirth Road, Glen Burnie, MD 21061

Violation: Outside storage of junk and unregistered vehicles; no certificate of use

**DISPOSITION:** This matter was postponed at the joint request of all parties as the defense attorney entered his appearance.

**JUDGE: Butcher**

**ATTORNEY: CGR**

**NAME OF MATTER: Reese, Martin L., Jr. and Mary E.**

Location: 532 Sunset Knoll Road, Pasadena, MD 21122  
Violation: Outside storage of unregistered vehicles and junk

**DISPOSITION:** This matter was called for a hearing on September 2, 2021. The parties agreed to postpone the matter for ninety days to allow time for Defendants to finish abatement. The court reset the matter to December 2, 2021.

**JUDGE: Mosley**

**ATTORNEY: LKT**

**NAME OF MATTER: Safak, Sakir and Zeliha**

Location: 200 NW Wellham Avenue, Glen Burnie, MD 21061  
Violation: Non-compliance of Building Permit No. B02317257 for the construction of an addition to detached garage

**DISPOSITION:** The parties requested that the case be postponed to allow Defendants time to reopen building permit. The court reset the matter to December 2, 2021.

**JUDGE: N/A**

**ATTORNEY: LKT**

**NAME OF MATTER: Starlings, Ronald D. (Injunction - Expired Bldg. Permit)**

Location: 1422 Shot Town Road, Annapolis, MD 21409  
Violation: Contempt - Unauthorized construction of a deck, carport foundation and retaining walls - expired building permit

**DISPOSITION:** The parties agreed to postpone this matter due to the attorney for the County being unavailable for the Court date. The Court reset the matter to February 3, 2022.

**JUDGE: N/A**

**ATTORNEY: LKT**

**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:** The parties agreed to postpone the matter to allow Defendants time to complete the permit. The court reset this matter to March 15, 2022.

**JUDGE: McKenna**

**ATTORNEY: LKT**

**NAME OF MATTER: Wells, Michael & Kimberly (INJUNCTION)**

Location: 1712 Crownsville Road, Annapolis MD 21401

Violation: Outside storage of unregistered vehicles, junk and dumpsters; no certificate of use; use not specifically allowed.

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

**JUDGE: Butcher**

**ATTORNEY: CGR**