

CODE ENFORCEMENT LITIGATION REPORT
November 2022

NAME OF MATTER: Allman, Thomas and Elena

Location: 220 McKinsey Road, Severna Park, MD 21146
Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendants failed to appear and a Default Judgment was entered against both Defendants. Defendants ordered to abate the violations within thirty days. Judgment issued to both Defendants each in the amount of \$1,000 plus service costs of \$52.60 (for a total amount of \$2,105.20).

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Baltimore City Department of Public Works (INJUNCTION)

Location: Maintenance access is at intersection of Alley 69 and 4th Street, Brooklyn Park, MD 21225
Violations: Baltimore City DPW was notified of code violations which required actions for abatement. Defendants have not pursued abatement action necessary to perfect the violations.

DISPOSITION: Joint postponement request granted to allow Defendants more time to continue working to abate the violations.

JUDGE: N/A

ATTORNEY: ANH

NAME OF MATTER: Bettinger, Kathy and Meyers, Amy

Location: 7805 Southwest Road, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on November 3, 2022. The Defendants failed to appear and a default Judgment was entered ordering the Defendants to abate the violation within thirty days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property. If the Defendants fail to abate the violation within the thirty days, then the County may abate it at the Defendants' expense. A fine of \$1,000.00 was imposed against each Defendant, plus service costs of \$106.80 joint and several (for a total amount of \$2,106.80).

JUDGE: Duden

ATTORNEY: EMR

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NAME OF MATTER: Everley, Richard and Susan

Location: 9193 Firefly Run, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: The parties entered into an agreement under which Defendant agreed to tag or remove all unregistered vehicles and remove all junk within ninety days. A fine of \$2,000 was suspended pending compliance and service costs of \$79.40 were imposed as judgment. The County dismissed Defendant Susan Everley, as she is deceased.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: FINNERTY, Matthew & DOUTHAT, Lacey (INJUNCTION)

Location: 8030 Longhill Road, Pasadena MD 21122

Violation: Outside storage of unregistered vehicles.

DISPOSITION: The contempt case was called and Ms. Douthat appeared, while Mr. Finnerty failed to appear. A Consent Judgment was entered with Ms. Douthat requiring the oversized and unregistered vehicles to be removed within thirty days and the business to cease operating on the property within thirty days. If the vehicles are not removed, the county has the authority to enter the property and abate the violation at the Defendants' expense. Defendant Douthat was ordered to pay service costs of \$50.

A Default Judgment was entered against Defendant Finnerty. The judgment requires that the oversized and unregistered vehicles be removed within thirty days and the business cease operating on the property within thirty days. If the vehicles aren't removed, the county has the authority to enter the property and abate the violation at the Defendants' expense. Defendant Finnerty is also ordered to pay the previously imposed fines of \$2,000, the previously suspended fines of \$2,000, a \$1,000 fine for the contempt of the court's Order, the previously imposed service costs of \$89.50, and the new service costs of \$50. The total fines and costs for Defendant Finnerty are \$5,139.50.

JUDGE: Spencer

ATTORNEY: CGR

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NAME OF MATTER: Han, Hae Y. and Sang K. (Injunction)

Location: 346 Hunner Road, Pasadena, MD 21122
Violation: Multi-dwelling (4 units) located on property zoned R1

DISPOSITION: The case was dismissed as the Defendants obtained a decision from the Board of Appeals approving the use of the property as a multifamily dwelling.

JUDGE: Spencer

ATTORNEY: CGR

NAME OF MATTER: Huth, Brent, Todd and Gina

Location: 1201 Villa Isle Court, Pasadena, MD 21122
Violation: Outside storage of junk and unregistered vehicles; construction of shed without the required permit

DISPOSITION: This matter appeared on November 3, 2022. Defendants abated the violation prior to the court date so the County dismissed the contempt matter in open court.

JUDGE: Spencer

ATTORNEY: EMR

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

Location: 3397 Horsehead South, Laurel, MD 20724
Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter appeared in court on November 18, 2022. The parties requested a joint postponement to allow Defendant additional time to abate the violation. The parties requested a reset date of January 5, 2022. The court granted the postponement request.

JUDGE: Hammond

ATTORNEY: EMR

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NAME OF MATTER: MGSR, LLC

Location: 7346 Furnace Branch Road, Glen Burnie, MD 21060

Violation: Construction of an addition without the required building permit

DISPOSITION: Consent Judgment was entered ordering the Defendant to complete the issued electrical permit within thirty days of the date of the Judgment and complete the entire building permit within ninety days of the date of the judgment. If Defendant fails to comply with the timelines, the Defendant shall apply for demolition permit to abate violation or the County can abate the violation at the Defendant's expense.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Nahar, Nupur and Franco-Galvan, Guillermo

Location: 208 Cedar Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: The violation was abated prior to the court date, therefore the County entered both citations as nolle prosequi in open court.

JUDGE: Butcher

ATTORNEY: SL

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 appeared and requested a postponement to allow more time to abate the violations. Case to be reset in sixty days.

JUDGE: Duden

ATTORNEY: ANH

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NAME OF MATTER: Nicholson, Martha Cathy

Location: 5300 Brookwood Road, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage; Rodent Harborage

DISPOSITION: This matter appeared in court on November 3, 2022. The violations were abated prior to the court date, so the County dismissed the injunction.

JUDGE: Spencer

ATTORNEY: EMR

NAME OF MATTER: Ramirez, Yesenia E.

Location: 202 Bishop Avenue, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: Defendant failed to appear in court. A Default Judgment was entered ordering the Defendant to abate the violation within thirty days of the date of the Judgment by removing all unregistered and inoperable vehicles from the subject property. A fine of \$250.00 was imposed for the violation, plus \$45.00 for service costs (for a total judgment of \$295.00).

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Redmond, John D.

Location: 11 South Jerome Parkway, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: A Consent Judgment was entered ordering Defendant John D. Redmond 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. If the Defendant fails to abate the violation within thirty 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: Butcher

ATTORNEY: SL

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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: A Consent Judgment was entered ordering the Defendant to apply for a nonconforming or twenty year registered use within sixty days of the date of the judgment to permit the business, junk, and/or unregistered vehicles to remain on the property. Within thirty days of the failure to apply for the necessary approval, or denial and exhaustion of appellate process, the Defendant shall abate the violation by removing the junk and unregistered vehicles from the property and ceasing use of the property for a commercial business. If the Defendant fails to abate the violation within thirty days, then the County may abate it at the Defendant's expense. A fine of \$3,000 was imposed with \$2,500 suspended. The Defendant was ordered to pay the remaining \$500 fine and service costs of \$55.90.

JUDGE: Spencer

ATTORNEY: CGR