

CODE ENFORCEMENT LITIGATION REPORT

May 2023

**NAME OF MATTER:** Butz, Donald E.

Location: 259 Hammerlee Road, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** Violation was abated prior to May 23, 2023 hearing, and the citation was nolle prosequi.

**JUDGE:** Collins

**ATTORNEY:** KDD

**NAME OF MATTER:** Chung, Bill and Sang

Location: 2034 Citrus Avenue, Jessup, MD 20794

Violation: Construction of an addition without the required building permit

**DISPOSITION:** This matter appeared in court on May 9, 2023. The Judge ordered defendants to apply for a demolition permit or perc test permit within fourteen days. If pursuing demolition, defendants are required to demolish the addition within sixty days of permit issuance. Defendants ordered to pay a fine in the amount of \$500 each, and \$75.00 total in service costs for a total of \$1,075.00.

**JUDGE:** Duden

**ATTORNEY:** LKT

**NAME OF MATTER:** EJ Partnership, LLC

Location: 7602 Baltimore-Annapolis Boulevard, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

**DISPOSITION:** This matter appeared in court on May 4, 2023. Counsel appeared on behalf of defendant. A consent judgment was entered, ordering defendant to abate the violation within thirty days. Fine of \$500 and service costs of \$60 imposed for a total judgment of \$560.00. The remaining \$500 fine was suspended pending compliance.

**JUDGE:** Mosley

**ATTORNEY:** ANH

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May 2023

**NAME OF MATTER:** Hamilton, Vickie L.

Location: 224 Hollywood Court, Glen Burnie, MD 21060

Violation: Accumulation of rubbish/garbage

**DISPOSITION:** The violation was abated, and the contempt case was dismissed.

**JUDGE:** Mosley

**ATTORNEY:** ANH

**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:** This matter appeared in court on May 4, 2023. The parties asked for a postponement to allow time to complete abatement as the property is close to compliance.

**JUDGE:** Mosley

**ATTORNEY:** LKT

**NAME OF MATTER:** Lopez, Pearline Gladys, Guardian

Location: 175 West Meadow Road, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage; rodent harborage

**DISPOSITION:** This matter appeared in court on May 23, 2023, and defendant failed to appear. A Judgment on affidavit was entered for both citations. Defendant was ordered to pay fines and costs in the amount of \$280.00 (\$250 fine, \$30.00 service costs) for each citation and abate the violations within thirty days by keeping the property free from rubbish and waste and rodent harborage and infestation.

**JUDGE:** Collins

**ATTORNEY:** KDD

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May 2023

**NAME OF MATTER: Marshall, Richard T. and Wendy A.**

Location: 6164 Drum Point Road, Deale, MD 20751

Violation: Permit required for grading and sediment controls; development without an approved stormwater management plan; and construction of an accessory structure, shed and deck without the required permits

**DISPOSITION:** This matter appeared in court on May 4, 2023, and the parties entered into a Consent Judgment in which defendants agreed to obtain and complete a demolition permit for the shed and deck within thirty days. Defendants also agreed to obtain a building permit and other necessary approvals for the remaining accessory structure within six months. A fine of \$2,000 was imposed along with \$84.60 in service costs for a total of \$2,084.60. A fine in the amount of \$10,000 is suspended pending compliance with the building permit for the accessory structure and will be due within thirty days of noncompliance.

**JUDGE:** McKenna

**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 10 vehicles

**DISPOSITION:** All parties agreed to postpone the matter due to a pending Board of Appeals decision. This matter has been reset to August 3, 2023.

**JUDGE:** N/A

**ATTORNEY:** LKT

**NAME OF MATTER: Pallia, Andrew A.**

Location: 5704 Johnson Street, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage

**DISPOSITION:** This matter was heard on May 23, 2023. The violation was abated prior to hearing date, and the citation was nolle prosequi.

**JUDGE:** Collins

**ATTORNEY:** KDD

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**NAME OF MATTER: Sawada, Adnan and Juneina, Sawsan**

Location: 1201 River Road, Linthicum, MD 21090

Violation: Operating a truck and vehicle storage lot in R1 zoned District; outside storage of unregistered vehicles

**DISPOSITION:** This matter was heard on May 23, 2023. The parties entered into a consent agreement in which defendants agreed to apply for the necessary approvals to operate a vehicle storage business within sixty days and remove all unregistered or inoperable vehicles within thirty days. All fines were suspended pending compliance and service costs of \$90 were imposed as judgment.

**JUDGE:** Collins

**ATTORNEY:** LKT

**NAME OF MATTER: Wexler, Aaron and Elsa**

Location: 5190 Meadows Farm Road, Lothian, MD 20711

Violation: Failure to comply with the approved grading permit plans

**DISPOSITION:** Defendant's attorney was unable to appear and the parties agreed to postpone the matter until May 23, 2023 with the understanding that the County will receive a response to comment letters by that time.

**JUDGE:** McKenna

**ATTORNEY:** LKT

**NAME OF MATTER: Wexler, Aaron and Elsa**

Location: 5190 Meadows Farm Road, Lothian, MD 20711

Violation: Failure to comply with the approved grading permit plans

**DISPOSITION:** The parties agreed to postpone the matter to allow the County time to review the response to the comment letters and for the defendants to complete the work. The reset date has not yet been set.

**JUDGE:** Duden

**ATTORNEY:** LKT