

CODE ENFORCEMENT LITIGATION REPORT

June 2023

NAME OF MATTER: Carter, Harold D., III

Location: 7759 Hartwell Road, Glen Burnie, MD 21060

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

DISPOSITION: This matter appeared in court on June 1, 2023. Violations were abated prior to the hearing, and the case was dismissed in open court.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Charis Enterprises, LLC

Location: 241 W. Meadow Road, Baltimore, MD 21225

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on June 1, 2023, and defendant failed to appear. A Judgment on affidavit was entered for the citation. Defendant was ordered to pay fines and costs in the amount of \$1,050.00 (\$1,000 for the citation and \$50 for service costs) and abate the violations within thirty (30) days by removing all unregistered/inoperable vehicles from the subject property.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Couch, Rick and Emily (Injunction)

Violation Address: 114 Lake Shore Drive, Pasadena MD 21122

Violation: Not complying with Board of Appeals decision; landscaping and tree contracting facility in a R1 zoned district.

DISPOSITION: The parties sought a joint postponement request to allow the defendant additional time to obtain a zoning certificate of use. The Court granted the postponement request and reset the matter to July 6, 2023.

JUDGE: Mosley

ATTORNEY: CGR

CODE ENFORCEMENT LITIGATION REPORT

June 2023

NAME OF MATTER: Dorsey, John A.

Location: 300 Fiddlers Hill Road, Edgewater, MD 21037

Violation: Grading without a permit; development without an approved stormwater management plan in the Chesapeake Bay Critical Area

DISPOSITION: The parties agreed to postpone the matter to allow time for a re-inspection and evaluation of the site.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: Elion, Kevin E. and Davis, William

Location: 1985 Goose Neck Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter was postponed and reset to September 7, 2023 to allow time for ongoing litigation between defendants regarding property ownership to clarify the responsible party.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Gover, Casey

Location: 431 Prince Street, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage and dog waste

DISPOSITION: This matter appeared in court on June 1, 2023, and defendant failed to appear. A Judgment on affidavit was entered. Defendant was ordered to pay fines and costs in the amount of \$301.60 (\$250.00 for the violations and \$51.60 for service costs) and abate the violations within thirty (30) days by removing and keeping the subject property free from all refuse, rubbish, or other waste accumulated on the subject property, and by maintaining and keeping the subject property in a clean and sanitary condition, including but not limited to, removing all dog waste.

JUDGE: McKenna

ATTORNEY: SL

CODE ENFORCEMENT LITIGATION REPORT

June 2023

NAME OF MATTER: Hailemichael, Meron

Location: 1412 Anna Marie Court, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on June 1, 2023, and defendant failed to appear. A Judgment on affidavit was entered against the Defendant ordering the defendant to abate the violation within thirty (30) days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property. Defendant shall pay a fine of \$1,000.00 for the violation and \$60.00 for service costs (for a total amount of \$1,060.00).

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Harding, Ryan N.

Location: 7967 Catherine Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on June 1, 2023. Violation was abated prior to the court hearing, and case was dismissed in open court.

JUDGE: McKenna

ATTORNEY: SL

NAME OF MATTER: Holland, Chanel

Location: 6218 Eldridge Road, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on June 1, 2023, and defendant failed to appear. Violation was abated prior to the court hearing, and case was dismissed in open court.

JUDGE: McKenna

ATTORNEY: SL

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NAME OF MATTER: Hubley, Mark and Mende, Susan

Location: 936 Fiorenza Drive, Lothian, MD 20711

Violation: No Certificate of Use (Wolf Creek Equine - veterinary clinic)

DISPOSITION: The parties filed a joint motion to postpone to allow defendants time to complete the certificate of use inspection, and the case was reset to December 7, 2023.

JUDGE: N/A

ATTORNEY: LKT

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 June 1, 2023, and defendants failed to appear. County requested a six (6) month postponement because the defendants have submitted their application to request a variance. The postponement request was granted and the hearing will be reset after one hundred eighty (180) days.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Marrocco, David A. and Lisa M.

Location: 407 University Drive, Severn, MD 21144

Violation: Outside storage of unregistered vehicles and junk; Use not allowed in R2 - operating contractor yard; Outside storage not accessory to residential use; Oversized vehicles; Use not specifically allowed; No Certificate of Use

DISPOSITION: This matter appeared in court on June 1, 2023, and defendant, David Marrocco appeared. A consent Judgment was entered. Defendant must abate the violations within thirty (30) days. A fine of \$5,000.00 was suspended pending compliance, and service costs of \$28.80 were imposed.

Defendant Lisa Marrocco failed to appear, and a Judgment on affidavit was entered. Defendant was ordered to abate violations within thirty (30) days. A fine of \$5,000.00 was suspended pending compliance, and service costs of \$53.80 were imposed.

JUDGE: Duden

ATTORNEY: ANH

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June 2023

NAME OF MATTER: Neugebauer, Robert F. and Judy A.

Location: 214 Arundel Road, Pasadena, MD 21122

Violation: Accumulation of rubbish/garbage; failure to maintain swimming pool in a clean and sanitary condition, and in good repair

DISPOSITION: Defendants abated violations and paid outstanding fines. Contempt petition dismissed.

JUDGE: Chester

ATTORNEY: ANH

NAME OF MATTER: Nolan, Holly A. (Timothy M. Nolan, PR for Estate of Holly Nolan)

Location: 302 Georgia Avenue, Glen Burnie, MD 21060

Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter appeared in court, and defendant failed to appear. A Judgment of affidavit was entered. Defendant was ordered to pay fines and costs in the amount of \$310.00 (\$250.00 fine, \$60.00 service costs) and to abate the violations within thirty (30) days by removing all trash from the subject property and by storing all trash in containers with lids.

JUDGE: McKenna

ATTORNEY: LKT

NAME OF MATTER: Refugia, Jerie and Amely

Location: 909 Church Street, Baltimore, MD 21225

Violation: Unsafe structure due to a fire

DISPOSITION: This matter appeared in court on June 1, 2023, and a Philippine language interpreter was present in the courtroom. A consent Judgment was entered with the defendants. Defendants were ordered to pay service costs of \$120.00, and abate the violation within ninety (90) days of the date of the Judgment by removing the deck, and junk and debris remaining from the removal of the unsafe structure on the subject property. Defendants were also ordered to hire a structural engineer to certify the foundation and walls on the subject property and to apply for a building permit for the construction of a single-family dwelling on the existing foundation within ninety (90) days of the date of the Judgment. If defendants fail to abate the violation within ninety (90) days then the County may abate the violation at defendants' expense.

JUDGE: Duden

ATTORNEY: SL

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NAME OF MATTER: Ritter, Felicia L.

Location: 114 1st Avenue, W, Glen Burnie, MD 21061
Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on June 1, 2023. A consent Judgment was entered, ordering defendant to abate the violation with thirty (30) days. A fine of \$1,000.00 was suspended pending compliance, and service costs of \$51.20 were imposed.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Roberson, Magaly E. (EBC)

Location: 201 Evergreen Road, Severna Park, MD 21146
Violation: Non-Compliance of Building Permit No. B02337138

DISPOSITION: This matter was postponed in court and reset to July 6, 2023.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: Sewell (Medley), Stacey and Medley, Derrick

Location: 714 Cooper Road, Glen Burnie, MD 21060
Violation: Outside storage of oversized vehicle(s)

DISPOSITION: This matter appeared in court, and defendants failed to appear. A Judgment was entered ordering defendants to abate the violation within thirty (30) days. A fine of \$1,000.00 each and service costs of \$52.00 were imposed against defendant, Stacey Sewell, and \$27.00 against defendant, Derrick Medley.

JUDGE: Duden

ATTORNEY: ANH

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June 2023

NAME OF MATTER: Simms, Christina

Location: 8465 Bussenius Road, Pasadena, MD 21122
Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on June 1, 2023. Defendant had filed a Motion to Postpone, which was granted. Defendant was advised to contact the Maryland Department of Natural Resources to verify the ownership status of the unregistered boat on the subject property. The hearing was reset for September 7, 2023.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Smuck, Stanley J. (EGC)

Location: 110 Arundel Corporation Drive, Glen Burnie, MD
Violation: Contempt - Grading without a permit or an approved stormwater management plan

DISPOSITION: This matter appeared in court on June 1, 2023, and defendant's attorney appeared remotely. Defendant has submitted the revised grading permit. Per the request of both parties, this matter was postponed and a hearing was reset for August 3, 2023.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Vasquez, Francisco and Benavides, Jose M. Lopez

Location: 312 Madeline Avenue, Glen Burnie, MD 21060
Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on June 13, 2023. Violation was abated prior to the hearing, and citations were nolle prosequi in open court.

JUDGE: Butcher

ATTORNEY: KDD

CODE ENFORCEMENT LITIGATION REPORT

June 2023

NAME OF MATTER: Villafuerte, Zachary and Stephanie

Location: 285 Thompson Avenue, Glen Burnie, MD 210i60

Violation: Failure to maintain waste and sewer line free from obstructions; unsanitary conditions due to accumulation of sewage on the exterior premises

DISPOSITION: This case appeared in court on June 13, 2023, and defendants failed to appear. A Judgment on affidavit was entered against the defendants. Defendants ordered to abate the violations within thirty (30) days by removing the sewage overflow on the property and treating the affected areas with hydrated lime, ensuring the property is vacated and not used for living purposes until the waste and sewer line is repaired or replaced, applying for and diligently pursuing the required permits to repair or replace the waste and sewer line, and permitting the Department of Public Works to enter the property to turn off the water and remove the water meter until the waste and sewer line is repaired or replaced. If the defendants fail to remove the sewage overflow and treat the affected areas with hydrated lime then the County is permitted to do so at the defendant's expense. Defendants shall pay a fine of \$1,000.00 for the violations.

JUDGE: Butcher

ATTORNEY: KDD