

**CODE ENFORCEMENT LITIGATION REPORT
JULY 2023**

NAME OF MATTER: Bob Lester's Tree Service, Inc. (268 Bywater Road)

Location: 268 Bywater Road, Gibson Island, MD 21056

Violation: Grading without a permit; grading without an approved stormwater management plan; clearing and grading in the Critical Area buffer

DISPOSITION: This matter was postponed at the request of Defendant's attorney, and the case was reset to September 12, 2023.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Bob Lester's Tree Service, Inc. (723 Broadwater Way)

Location: 723 Broadwater Way, Gibson Island, MD 21056

Violation: Grading without a permit; grading without an approved stormwater management plan; clearing and grading in the Critical Area buffer

DISPOSITION: This matter was postponed at the request of Defendant's attorney, and the case was reset to September 12, 2023.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Bob Lester's Tree Service, Inc. (731 Broadwater Way)

Location: 731 Broadwater Way, Gibson Island, MD 21056

Violation: Grading without a permit; grading without an approved stormwater management plan; clearing and grading in the Critical Area buffer

DISPOSITION: This matter was postponed at the request of Defendant's attorney, and the case was reset to September 12, 2023.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Harbin, John W., Jr.

Location: 4 Mohawk Avenue, Glen Burnie, MD 21061

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on July 11, 2023. Per the request of both parties, the matter was postponed to October 5, 2023.

JUDGE: Hammond

ATTORNEY: SL

NAME OF MATTER: 1721 Lake Avenue, LLC (INJUNCTION)

Violation Address: 1721 Lake Ave., Shady Side, MD 20764

Violation: Violation of 2015 Anne Arundel County Construction Code; Unsafe and Open to Casual Entry.

DISPOSITION: A consent judgment was entered requiring the defendant to pay a \$125 fine, to secure the unsafe structure against casual entry within fourteen days, and to abate the violation by applying for a demolition permit within forty five days, and thereafter diligently pursuing completion of the permit by calling for a final inspection within thirty days of the issuance of the demolition permit. If the defendant fails to comply with the timelines provided, the County can take action to abate the violation.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Laurent, Marguerite and Marc

Location: 1208 Griner Lane, Shady Side, MD 20764

Violation: Construction of a new shed, deck, plumbing, electrical panels and outlets without the required building permit

DISPOSITION: This matter appeared in court on July 11, 2023. Per the request of both parties, the matter was postponed to November 14, 2023.

JUDGE: Hammond

ATTORNEY: SL

NAME OF MATTER: Neighoff, David

Location: 5806 Shady Side Road, Churchton, MD 20733

Violation: Interior and exterior renovations without the required permits

DISPOSITION: This matter appeared in court on July 11, 2023. Per the request of both parties, the matter was postponed to November 14, 2023.

JUDGE: Hammond

ATTORNEY: SL

NAME OF MATTER: O&O Investments, LLC RA Diego Fernando Burneo and 1166 Patuxent, LLC (Injunction)

Location: 1166 Patuxent Road, Odenton MD 21113

Violation: Outside storage of unregistered vehicles, Prohibited Use of Property, and Use not permitted

DISPOSITION: A default judgment entered against 1166 Patuxent requiring them to pay a fine of \$3,000 and to abate the violations by ceasing use of the property for unregistered vehicles, junk, and a contractor's yard within thirty days. If the Defendant fails to comply, the County can abate the violation. O&O dismissed from case, sold property to 1166 Patuxent over a year ago (the deed was recently recorded).

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Razuri, Lino G. (EBC) (Injunction & Contempt)

Location: 585 Queenstown Rd., Severn, MD 21144

Violation: Construction of a second dwelling and renovations to an existing garage without permits

DISPOSITION: A consent judgment was entered requiring the Defendant to purge the contempt by applying for all necessary building and grading permits within ninety days, and applying for any additional permits or approvals within one hundred twenty days, responding to issued comments within thirty days, and completing abatement within six months. If the Defendant fails to comply with the purge conditions, the Defendant shall pay a fine of \$15,000 and remove any illegal construction within fourteen days. If the Defendant fails to comply, the County can abate the violation.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: Razuri, Lino G. (EZC) (Injunction and Contempt)

Location: 585 Queenstown Road, Severn, MD 21144

Violation: Outside storage of unregistered vehicles, oversized vehicles, cargo containers, office trailers, junk and debris

DISPOSITION: A consent judgment was entered requiring the defendant to purge the contempt by abating all junk, solid waste, unregistered vehicle, oversized vehicle, and shipping container or portable storage container violations within ninety days. If the Defendant fails to purge the contempt, a \$5,000 fine is to be imposed and the County can abate the violation.

JUDGE: McKenna

ATTORNEY: CGR

NAME OF MATTER: Reyes-Gutierrez, Francisco

Location: 6964 Ridge Road, Hanover, MD 21076

Violation: Grading without a permit

DISPOSITION: Defendant requested a postponement to get an attorney. Request granted.

JUDGE: Mosley

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: The County requested a postponement, and the matter was reset to August 3, 2023.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Second Chance Recovery House, LLC

Location: 1207 Aster Drive, Glen Burnie, MD 21061

Violation: Demolition and construction of a retaining wall without the required building permit

DISPOSITION: This matter was postponed to September 12, 2023.

JUDGE: Hammond

ATTORNEY: ANH

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 the case to allow for an inspection inside of the home.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Watson, Tyrone T.

Location: 1294 Defense Highway, Gambrills, MD 21054

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

DISPOSITION: This matter appeared in court on July 6, 2023. Both parties requested the matter be postponed. A site meeting has been scheduled with defendant to discuss how to abate the violations on the subject property. Defendant will be seeking legal representation prior to the next hearing date.

JUDGE: Mosley

ATTORNEY: SL