

Code Enforcement Litigation Report

AUGUST, 2023

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: Case postponed prior to court to allow completion of the maintenance on the stormwater management pond. Case reset to October 5, 2023.

JUDGE: N/A

ATTORNEY: ANH (CA \$0)

NAME OF MATTER: Entzian Investments, LLC (EZC)

Location: Bayard Road, Lothian, MD 20711

Violation: No certificate of use; use not permitted; use not allowed; prohibited outside storage; operating a contractor shop and yard; outside storage of junk; portable storage container

DISPOSITION: The Defendant requested a postponement prior to trial and the Court granted the postponement. Case reset to September 5, 2023.

JUDGE: N/A

ATTORNEY: LKT (NCA \$0)

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: The parties agreed to postpone the case because the Board of Appeals has not issued a decision regarding the special exception. Case reset to December 7, 2023.

JUDGE: N/A

ATTORNEY: LKT (NCA \$0)

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 parties agreed to postpone the matter to allow Defendant's counsel time to review the case and discuss resolution with the County. A new date has not been set.

JUDGE: Mosley

ATTORNEY: Lauren K Troxell (NCA \$0)

NAME OF MATTER: Simmons, John R. and Virginia L.

Location: 758 Dividing Road, Severna Park, MD 21146
Violation: Outside storage of unregistered vehicle, oversized vehicle and use not permitted

11/30/22 - File transferred from EMR to SL

Trial Date - 4/6/23

New Trial Date: 8/3/23 @ 1:15

DISPOSITION: DISPOSITION: This matter appeared in court on August 3, 2023. Defendants appeared. Per the request of both parties, the matter was postponed. Defendants need to remove the oversized vehicle from the subject property. The hearing will be reset for November 2, 2023.

JUDGE: Mosley

JUDGE:

ATTORNEY: Sandy Lamy

NAME OF MATTER: Smuck, Stanley J. (EGC) (D-07-CV-16-001613)

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

Contempt Hearing scheduled for August 3, 2023

9/22/22 - reassigned from KPK to SL - by KPK

New Civil Case #D-07-CV-16-001613 (Genevieve Smuck)

Citation hearing scheduled for January 5, 2010

Originally opened 1/24/2008; File closed 1/6/2010;

File reopened 3/31/2011 for contempt - file pulled from Iron Mountain Box #384782433; closed 12/17/2012

File reopened 6/9/2014

File transferred from JEF to KPK 6/4/19

4Z34010701- New Civil Case # D-07-CV-16-001613

6/7/19-Main part of enforcement file is in KPK's drawer. Rest of file and BOA file is located in boxes located on top of Jason's cabinet. JW

OPPOSING COUNSEL:

The Law Office of Anthony G. Gorski LLC
2661 Riva Road
Building 300 1st Floor
Annapolis, MD 21401
Phone: (443) 837-3504
Email: agg@aggorski.com

DISPOSITION: DISPOSITION: This matter appeared in court on August 3, 2023. Defendant's Attorney appeared. Per the request of both parties, the matter was postponed. Defendant needs to submit the required revisions for the grading permit. The hearing was reset for November 2, 2023.

JUDGE: Mosley

JUDGE:

ATTORNEY: Sandy Lamy

NAME OF MATTER: Stanco, Nick J. and Nani, et al

Location: 7940 Telegraph Road, Severn, MD 21144
Violation: Storage of tractor trailer

Trial Date: 8/5/21 @ 1:15 pm

Trial Date - 12/2/21 @ 1:15

12/2/22 - File transferred from EMR to SL

Contempt Hearing Date - 5/4/23 @ 1:15

New Contempt Hearing Date - 8/3/23 @ 1:15

DISPOSITION: DISPOSITION: This matter appeared in court on August 3, 2023. Defendants' Attorney appeared. Per the request of both parties, the matter was postponed. Defendants have received their permit and continue to actively abate the violation. The hearing was reset for December 7, 2023.

JUDGE: Mosley

JUDGE:

ATTORNEY: Sandy Lamy

NAME OF MATTER: Egle, Anders C.

{00419133.DOCX; 1}

Location: 209 A Street, SW, Glen Burnie, MD 21061
Violation: Unsafe Structure open to casual entry

Trial Date - 4/6/23

New Trial Date - 8/3/23 (LJE)

DISPOSITION: DISPOSITION: This matter appeared in court on August 3, 2023. Defendant failed to appear. Per the County's request, the matter was postponed. An updated site inspection needs to be conducted. The hearing will be reset for October 5, 2023.

JUDGE: Mosley

JUDGE:

ATTORNEY: Sandy Lamy

NAME OF MATTER: Stubbins, Diane and Branagan, Randy

Location: 8452 Bay Drive, Pasadena, MD 21122
Violation: Shipping container

DISPOSITION: Trial Date: 8/3/2023
Judge: McKenna

Disposition: Both Defendants appeared. Defendant Stubbins was represented by counsel. Consent judgment entered. \$1000.00 fine suspended pending compliance. Service costs of \$95.00 imposed against each Defendant. Defendants to abate the violation by removing the container from the property within 10 days.

JUDGE:

ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Seward, James C. and Barbara A. (Theresa Nicklow)

Location: 3498 Old Annapolis Road, Laurel, MD 20724
Violation: Accumulation of rubbish/garbage

Trial Date: 7/7/22 @ 1:15

Trial Date: 8/3/23 @ 1:15

DISPOSITION: Trial Date 8.3.2023
Judge: Mosley

Disposition: Defendant failed to appear. Default judgement entered. \$125.00 fine and service costs of \$54.00 imposed. Defendant ordered to abate the violation within 30 days.

JUDGE:

ATTORNEY: Aisha N Hilliard

NAME OF MATTER: Barnes-Hill, Trashell

Location: 31 Mullen Ln., Tracy's Landing, MD 20779

Violation: Unsafe structure

Trial Date 5/4/2023 @ 1:30

Defendant resides at 39 Mullen Lane, Tracys Landing, MD 20779

DISPOSITION: DISPOSITION: Defendant failed to appear and a Default Judgment was entered ordering the Defendant to secure the property within 3 days and apply for all necessary demolition or building permits within 14 days, and thereafter diligently pursue completion of all permits. If Defendant fails to apply for the necessary permits, Defendant shall remove the unsafe structure within 14 days. Defendant was ordered to pay costs of \$60.00.

Judge: Mosley

JUDGE:

ATTORNEY: Curran G Ritter

NAME OF MATTER: Daniel, Carter and Jessica (INJUNCTION)

Location: 1699 Sinclair Road, Crownsville, MD 21032

Violation: Above ground pool and shed greater than 64 square feet without a permit. Stop work order issued.

Hearing date - February 4, 2021 @ 1:15 pm - Annapolis

DISPOSITION: DISPOSITION: The injunction was dismissed as the Defendant abated the violation prior to court

Judge: Mosley

JUDGE:

ATTORNEY: Curran G Ritter

NAME OF MATTER: Fiber Optic Construction, LLC

Location: 546A Arundel Avenue, Glen Burnie, MD 21061

{00419133.DOCX; 1}

Violation: Grading permit and approved stormwater management plan required for grading in excess of 5,000 sq. ft.

Reassigned from KPK to EMR on 5/24/19
11/28/22 - File transferred from EMR to CGR

DISPOSITION: DISPOSITION: The parties sought a joint postponement request to allow the Defendant additional time to file the necessary site plans. It was agreed upon that by 9/15/23, the Defendant would file the necessary site plan. The Court granted the postponement request and reset this matter to 11/2/23.

Judge: Mosley

JUDGE:

ATTORNEY: Curran G Ritter

NAME OF MATTER: Landmark Associated Companies, Inc.; RA Gregory, Robert R., Jr.

Location: 1021 Skidmore Drive, Annapolis, MD 21401

Violation: Unregistered vehicles, oversized vehicles, and operation of a contractor's yard in the Rural Agricultural Zoning/Open Space in the Chesapeake Bay Critical Area.

Trial Date - August 3, 2023

DISPOSITION: DISPOSITION: A Consent Judgment was entered ordering the Defendant to remove any unregistered vehicles or oversized vehicles from the property within sixty days of the date of the Judgment and thereafter keep the property free from the same. Defendant is ordered to cease use of the property for a use not permitted in RA or OS zones, or for a commercial business without a ZCU within 60 days. If the Defendant fails to abate the violation within sixty days, then the County may abate it at the Defendant's expense. The Defendant was ordered to pay service costs of \$100.00, and a fine of \$4,000.00 was suspended.

Judge: Mosley

JUDGE:

ATTORNEY: Curran G Ritter

NAME OF MATTER: Jam Stahl Point Enterprises, LLC

Location: 125 Stahl Point Rd., Baltimore, MD 21226

Violation: Permit Required / Change of Use - A building permit is required for the New Tenant at the above referenced property.

Trial Date - 4/6/2023

New Trial Date: 8/3/23

DISPOSITION: DISPOSITION: The parties sought a joint postponement request to allow the Defendant additional time to obtain necessary permit. The Court granted the postponement request and reset this matter to 10/5.

Judge: Mosley

JUDGE:

ATTORNEY: Curran G Ritter

NAME OF MATTER: Clemons, James and Wanda (Injunction)

Location: 9243 Ft. Smallwood Road, Pasadena, MD 21122

Violation: Construction of interior renovations to 2nd story without a building permit (permit #B02286069 expired)

Hearing date 4/7/22 @ 1:15

DISPOSITION: DISPOSITION: The parties sought a joint postponement request to allow the Defendant additional time to obtain inspections. The Court granted the postponement request and reset this matter to 9/7/23.

Judge: Mosley

JUDGE:

ATTORNEY: Curran G Ritter

FINES ASSESSED (for Law Office information purposes only):	
Non-Critical Area	\$0.00
Critical Area	0.00
Total:	\$ 0.00

Total number of active court cases for **[month]**: _____