

**CODE ENFORCEMENT LITIGATION REPORT
OCTOBER 2023**

NAME OF MATTER: Chung, Bill and Sang O.

Location: 2033, 2034 & 2035 Citrus Avenue, Jessup, MD 20794

Violation: Enclosure of a roofed porch without the required building permit; non-compliance and working over a Stop Work Order; Clearing, dumping and grading without a grading permit

DISPOSITION: Defendant's attorney was unable to appear and the parties agreed to postpone the matter. The case is reset to January 4, 2024.

JUDGE: Hammond

ATTORNEY: LKT

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: This matter appeared in court on October 5, 2023. Defendant's Attorney appeared. Violations were abated prior to the court hearing. Case was dismissed in open court.

JUDGE: Mosley

ATTORNEY: SL

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: The parties agreed to postpone the matter to allow Defendant to pay two of the nine citations. New hearing date to be determined.

JUDGE: Duden

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: The parties agreed to postpone the matter to allow Defendant to pay two of the nine citations. New hearing date to be determined.

JUDGE: Duden

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: The parties agreed to postpone the matter to allow Defendant to pay two of the nine citations. New hearing date to be determined.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: Cottman, Jeffrey and Roslyn

Location: 8258 Old Mill Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on October 5, 2023. Defendant Jeffrey Cottman appeared. Defendant Roslyn Cottman failed to appear. Violation was abated prior to the court hearing. Case was dismissed in open court.

JUDGE: Mosley

ATTORNEY: SL

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 that the violation has been abated and Defendant will place signage to mark the Forest Conservation Easement. Defendant Statewide Septic paid a fine of \$750. The parties filed a line of stipulated dismissal.

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Egle, Anders C.

Location: 209 A Street, SW, Glen Burnie, MD 21061

Violation: Unsafe Structure open to casual entry

DISPOSITION: This matter appeared in court on October 5, 2023. Defendant appeared. Per the request of both parties, the matter was postponed. Defendant must apply for a demolition permit to immediately raise the unsafe structure on the subject property within thirty days. The case was reset to December 7, 2023.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Grove, John C., Jr. and Sherry B.

Location: 7752 Twin Oaks Road, Severn, MD 21144

Violation: Outside storage not accessory to residential use and junk

DISPOSITION: This matter appeared in court on October 5, 2023. Defendants appeared. Defendants' Attorney appeared. Consent Judgment was entered ordering the Defendants to abate the violation within one hundred twenty (120) days of the date of the Judgment by removing any and all junk and solid waste from the subject property. All fines were suspended pending compliance. Defendants shall pay service costs in the amount of \$79.08 per each Defendant.

JUDGE: Mosley

ATTORNEY: SL

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

DISPOSITION: This matter appeared in court on October 5, 2023. Defendant failed to appear. A Default Judgment was entered ordering the Defendant 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 of the date of the Judgment, then the County may abate the violation at Defendant's expense. A fine of \$250.00 was imposed for the violation, plus \$45.00 for service costs (for a total judgment of \$295.00).

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Johnson, Robert L.

Location: 100 Manns Road, Severna Park, MD 21146

Violation: Unsafe structure open to casual entry

DISPOSITION: This matter appeared in court on October 5, 2023. Defendant failed to appear. A Default Judgment of Constructive Civil Contempt was entered ordering the Defendant to purge the contempt by applying for a demolition permit to immediately raise the unsafe structure on the subject property and paying the previously imposed fine of \$125.00, plus \$51.80 for service costs (for a total judgment of \$176.80), within thirty days of the date of the Judgment. An additional contempt fine of \$1,000.00 will be imposed on the Defendant if the Defendant fails to comply with any of the purge provisions within thirty days of such failure. Defendant shall pay service costs in the amount of \$50.00.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: LTC Enterprises, Inc.

Location: 8144 & 8140 Hog Neck Road, Pasadena, MD 21122

Violation: Clearing and grading without an approved grading permit

DISPOSITION: A Consent Judgment was entered ordering Defendant to apply for all grading permits and stormwater management plans within ninety days of the date of the Judgments to abate the violations, and thereafter diligently pursue completion of all permits and plans. Defendant was ordered to pay a service costs of \$51.40.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Madrid, Alfonso and Fajardo (Madrid), Claudia

Location: 307 Hillsmere Drive, Annapolis, MD 21403

Violation: Erecting sheds within the minimum setbacks, unregistered vehicles, junk and solid waste

DISPOSITION: The parties entered into a consent judgment in which Defendants agreed to remove all unregistered vehicles, oversized vehicles, and junk within thirty days and remove the shed within thirty days of any final appellate decision. A fine of \$1,000.00 along with service costs of \$75.00 were imposed as judgment for a total of \$1,075.00.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: Mendoza, Deysi Aracely and Maria P. Cantarero Mendoza

Location: 8438 Elvaton Road, Millersville, MD 21108

Violation: Building without a permit; grading without a permit; working over a Stop Work Order

DISPOSITION: The parties entered into a consent judgment in which the Defendants agreed to apply for a building and grading permit within sixty days and completing the permits by May 30, 2024. A fine of \$2,000 was suspended pending compliance and service costs of \$84.20 were imposed as judgment.

JUDGE: Hammond

ATTORNEY: LKT

NAME OF MATTER: Nix, Margarito Moh and Herrera, Rudy Patricia Deras

Location: 6950 Ridge Road, Hanover, MD 21076

Violation: Interior and exterior renovations and demolition without the required building permit; grading without a permit

DISPOSITION: Case postponed to allow time for the assigned inspector to speak with the parties' engineer to clarify what is required to abate the violations.

JUDGE: Duden

ATTORNEY: ANH

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

Location: 302 Georgia Avenue, Glen Burnie, MD 21060

Violation: Outside storage of junk

DISPOSITION: The parties entered into a consent judgment in which Defendant agreed to remove all junk within thirty days. A fine of \$1,000 was suspended pending compliance and service costs of \$51.20 were imposed as judgment.

JUDGE: Hammond

ATTORNEY: LKT

NAME OF MATTER: Rosales, Guillermo and Castaneda, Carlos

Location: 7536 Old Stage Road, Glen Burnie, MD 21061

Violation: Outside storage of junk, unregistered vehicles and oversized vehicles

DISPOSITION: This matter appeared in court on October 5, 2023. Defendants appeared. Violations were abated prior to the court hearing. Case was dismissed in open court.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Taylor, Zachary D. and Dean, Clifford M., Jr.

Location: 5323 Browns Way, Churchton, MD 20733

Violation: Interior demolition and renovations without the required building permit

DISPOSITION: Defendants appeared. Consent judgment entered. Fine of \$250 imposed and \$250 suspended pending compliance. Defendant ordered to diligently pursue completion of the building permit once issued. Court costs of \$28.00 (Taylor) and \$53.20 (Dean) imposed.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Whitmore, Richard E., Jr.

Location: 2108 Bay Front Terrace, Annapolis, MD 21409

Violation: Construction of a shed over 64 square feet, new footings, block foundation, and a new bulkhead without the required building permit

DISPOSITION: The parties entered into a consent judgment under which the Defendant agreed to apply and diligently pursue the building permit within sixty days. Defendant agreed to pay the previously imposed fine of \$1,875 and a fine of \$1,000 for contempt of court was suspended pending compliance. The Defendant was also required to pay \$50 in service costs.

JUDGE: Hammond

ATTORNEY: LKT