

**CODE ENFORCEMENT LITIGATION REORT
NOVEMBER 2023**

NAME OF MATTER: 36th Street Ventures, LLC / SDAT, Resident Agent

Location: 306 Delaware Avenue, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles; unauthorized auto repairs in a R5 zoned district

DISPOSITION: Violations abated. Case was dismissed in open court.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Ashford, Kevin

Location: 604 Whittier Parkway, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicle

DISPOSITION: Defendant appeared. Joint postponement. Defendant is in the process of having the unregistered vehicle removed but needs more time.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Bestpro, LLC

Location: 7048 Aviation Boulevard, Glen Burnie, MD 21061

Violation: Grading without a permit; Demolition of structures and interior & exterior renovations without a building permit.

DISPOSITION: This matter appeared in court on November 2, 2023. Mr. Robert Busick, Jr. and Mr. Robert Busick, III appeared on behalf of Defendant Bestpro, LLC. The County requested that the matter be postponed and be set for trial on January 4, 2024. Mr. Robert Busick, Jr. objected. The Court indicated Defendant Bestpro, LLC needed an attorney and granted the County's postponement request. This matter will be reset for trial on January 4, 2024.

JUDGE: Nunn

ATTORNEY: SL

NAME OF MATTER: Brown, Daniel J.

Location: 101 North Carolina Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in Court on November 2, 2023. Defendant appeared. A Consent Judgment was entered ordering the Defendant to abate the violations within thirty days by removing all unregistered and/or inoperable vehicles from the subject property. If Defendant fails to abate the violations within thirty days then the County may abate the violations at the Defendant's expense. A fine of \$125 was imposed (with the remaining fine of \$875 suspended pending compliance) plus service costs of \$51.40 for a total Judgment of \$176.40.

JUDGE: Nunn

ATTORNEY: KDD

NAME OF MATTER: Clear, Shaun D.

Location: 432 Lincoln Drive, Glen Burnie, MD 21060

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in Court on November 2, 2023. Defendant appeared with counsel. A Consent Judgment was entered ordering the Defendant to: 1) apply for a permit within thirty days for an enclosed, roofed structure to be used to store inoperable or unregistered vehicles as permitted by the Code; and 2) abate the violation within ninety days by removing all unregistered and/or inoperable vehicles from the subject property and/or storing the unregistered and/or inoperable vehicles in an enclosed, roofed structure on the property. If Defendant fails to abate the violations within ninety days then the County may abate the violations at the Defendant's expense. A fine of \$1000 was suspended pending compliance and service costs of \$50.00 were imposed.

JUDGE: Nunn

ATTORNEY: KDD

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)

DISPOSITION: The injunction was dismissed in open Court as the Defendant abated the violation prior to court.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Debord, Christopher G. and Georgine

Location: 7193 Ohio Avenue, Hanover, MD 21076

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

DISPOSITION: This matter appeared in court on November 2, 2023. Defendants appeared. Per the request of both parties, the matter was postponed. Defendants continue to actively abate the violations. The matter will be reset to February 1, 2024.

JUDGE: Nunn

ATTORNEY: SL

NAME OF MATTER: Duncan, Kenneth E. and Debbie J.; Phillips, George W. (Tenant)

Location: 7811 Outing Avenue, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in Court on October 5, 2023. Defendant failed to appear. A Judgment on Affidavit was entered ordering the Defendant to abate the violations within thirty days by removing all unregistered and/or inoperable vehicles and junk from the subject property. If Defendant fails to abate the violations within thirty days then the County may abate the violations at the Defendants' expense. A fine of \$2,000 plus service costs of \$51.60 (for a total amount of \$2,051.60) was imposed.

JUDGE: Mosely

ATTORNEY: KDD

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 November 2, 2023. Defendant appeared. Per the request of both parties, the matter was postponed. Defendant must apply for and obtain a demolition permit to immediately raze the unsafe structure on the subject property within thirty days. The hearing will be reset for December 7, 2023.

JUDGE: Nunn

ATTORNEY: SL

NAME OF MATTER: Elion, Kevin E.

Location: 1985 Goose Neck Rd., Pasadena MD 21122

Violations: Unauthorized construction of an addition to house.

DISPOSITION: The Court postponed the matter at the Defendant's request prior to court to allow Defendant the opportunity to evict tenant and abate violation. Defendant had recently won case against tenant in Circuit Court to allow eviction. The case is reset to February 1, 2024.

JUDGE: N/A

ATTORNEY: CGR

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

Location: 1985 Goose Neck Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: The Court postponed the matter at the Defendant's request prior to court to allow Defendant opportunity to evict tenant and abate violation. Defendant had recently won case against tenant in Circuit Court to allow eviction. The case is reset to February 1, 2024.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Haegerich, Gary W.

Location: 420 Church Street, Baltimore, MD 21225

Violation: Tree Service Business in a R15 District (MG Tree Service); Oversized vehicles; Use not permitted

DISPOSITION: Defendant is no longer the owner of the property. Case was dismissed in open court.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Hall, Gerald L., Carlos S. and Roland A. (Injunction & Contempt)

Location: 400 Magothy Bridge Rd., Pasadena MD 21122

Violation: Filling stream bed with boulder and dirt to create a bridge in the Chesapeake Bay Critical Area without the required grading permit. (Stream is now orange.)

DISPOSITION: Judgments were vacated at the request of defendants due a scheduling error. Matter reset for February.

JUDGE: Hammond

ATTORNEY: CGR

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.

DISPOSITION: Consent Judgment was entered ordering the Defendant to apply for all building (tenant) permits within thirty days of the date of the Judgment and thereafter diligently pursue completion of all permits. The Defendant shall obtain the necessary tenant permit by January 8, 2024 and if the Defendant fails to obtain the permits, all unpermitted tenants shall be removed from the subject property by January 15, 2024. Defendant was ordered to pay service costs of \$50.00.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Johnson, Torronna C., Sr. and Parris, Theodora W. (2)

Location: 1310 Jonathans Landing Way, Severn, MD 21144

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on November 2, 2023. Defendant appeared. Violation was abated prior to the court hearing. Case was dismissed against the Defendant in open court.

JUDGE: Nunn

ATTORNEY: SL

NAME OF MATTER: Martinez, Berenice Aguilar (INJ and Contempt)

Location: Arundel Expressway, Glen Burnie MD

Violation: Operating a commercial tree service business in a R5 zoned district/no approved certificate of use.

DISPOSITION: A Consent Judgment of Contempt was entered requiring Defendant to purge the contempt by removing all junk, unregistered vehicles, and shipping/storage containers from the property and paying \$50 in service costs by December 6, 2023. If the Defendant fails to purge the contempt, a fine of \$2,000 will be imposed and Defendant has thirty days to remove all junk, unregistered vehicles, and shipping/storage containers from the property. If Defendant fails to abate the violation, the County may abate at the Defendant's expense.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Nealey, Alexander J. and Stephanie A.; Oasis Landscape Group, LLC

Location: 3616 South River Terrace, Edgewater, MD 21037

Violation: Construction of a retaining wall in the Chesapeake Bay Critical Area without an approved building permit; grading in the Chesapeake Bay Critical Area without an approved grading permit

DISPOSITION: Violations abated. Case dismissed.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Pangle, Jr., Dallas L. & Susan F.

Location: 7576 Brightwater Beach Road, Glen Burnie, MD 21060

Violation: Contempt -- Outside storage of vehicles not properly tagged and maintenance of solid waste in the Chesapeake Bay Critical Area

DISPOSITION: This matter appeared in court on November 2, 2023. Defendant failed to appear. County requested that the Contempt Review Hearing be postponed and reset for January 4, 2024 because the Defendant was actively abating the violation. The County's postponement request was granted and the Contempt Review Hearing will be reset to January 4, 2024. If Defendant fails to abate the violation by the January 4, 2024 hearing, then the County will request that jail time be imposed on the Defendant.

JUDGE: Nunn

ATTORNEY: SL

NAME OF MATTER: Rojas Guzman, Joel and Hernandez Galvan, Sara (INJUNCTION #1)

Violation Address: 751 Generals Highway, Millersville MD 21108

Violation: Building a deck and shed without a permit, and performing work over an issued and posted Stop Work Order; also, grading without a stormwater management plan and permit.

DISPOSITION: Consent Judgment of Contempt was entered ordering the Defendants to purge the contempt by applying for all necessary permits within thirty days, responding to any current comment letters within sixty days, paying the previously imposed fines of \$125.00 each, paying service costs of \$211.40 total, and completing abatement within one hundred eighty days of permit issuance. If the Defendants fail to purge the contempt, an additional fine of \$2000.00 each is imposed and the Defendants must diligently pursue abatement.

JUDGE: Mosley

ATTORNEY: CGR

NAME OF MATTER: Rojas Guzman, Joel and Hernandez Galvan, Sara (INJUNCTION #2)

Violation Address: 751 Generals Highway, Millersville MD 21108

Violation: Grading without a stormwater management plan and permit; construction of a patio without a permit and issued Stop Work Order.

DISPOSITION: The County sought a postponement as the inspector was unavailable for the hearing. The case has been reset to February 1, 2024.

JUDGE: N/A

ATTORNEY: CGR

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

DISPOSITION: This matter appeared in court on November 2, 2023. Defendant John R. Simmons appeared. Defendant Virginia L. Simmons was unable to appear. Violations were abated prior to the court hearing. Case was dismissed against both Defendants in open court.

JUDGE: Nunn

ATTORNEY: SL

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

DISPOSITION: This matter appeared in court on November 2, 2023. Defendant's attorney appeared. A Consent Judgment of Civil Constructive Contempt was entered ordering the Defendant to obtain a grading permit within thirty days of the date of the Judgment. All fines were suspended pending compliance.

JUDGE: Nunn

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: Consent Judgment was entered ordering the Defendants to pursue completion of the issued building permit and call for inspections within fourteen days of completion of work. If Defendants fail to comply with the order, Defendants shall apply for a demolition permit to abate violation. Defendants were ordered to pay a fine of \$500.00 each (with \$250.00 each suspended) and costs of \$81.20 total.

JUDGE: Duden

ATTORNEY: CGR

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 November 2, 2023. Defendant filed a Motion to Postpone prior to the hearing which was granted prior to the hearing. The County requested that the hearing be reset to January 4, 2024. The hearing will be reset to January 4, 2023.

JUDGE: Nunn

ATTORNEY: SL

NAME OF MATTER: Watts, Chris D.

Location: 1330 Yorktown Road, Annapolis, MD 21409

Violation: Outside storage of unregistered and commercial vehicles

DISPOSITION: Case postponed prior to court at County request. Defendant has appealed the Board of Appeals decision to Circuit Court.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Willis, Thomas L.

Location: 1946 Hilltop Road, Pasadena, MD 21122

Violation: Outside storage of junk and unregistered vehicles; Use of RV for living purpose

DISPOSITION: This matter appeared in Court on October 5, 2023. Defendant appeared. A Consent Judgment was entered ordering the Defendant to abate the violations within sixty days by removing all unregistered and/or inoperable vehicles and truck compartments from the subject property. If Defendant fails to abate the violations within sixty days, then the County may abate the violations at the Defendant's expense. A fine of \$2,000 was suspended pending compliance. Service costs of \$51.40 were imposed.

JUDGE: Mosely

ATTORNEY: KDD

NAME OF MATTER: Wiskman, Edward H.

Violation Address: 8124 Forest Glen Drive, Pasadena, Maryland 21122

Mailing Address: 9 Andrews Court, Parkton, MD 21120

Violation: Construction of structure and pier located found to be unsafe and open to casual entry in the Chesapeake Bay Critical Area. Ordered to raze and secure structure on or before February 15, 2021.

DISPOSITION: Defendant appeared and a Consent Judgment of Contempt was entered ordering the Defendant to purge the contempt by securing the property within three days, applying for all necessary permits within ten days, responding to comments within fourteen days, abating the violation within eighteen months, and paying the total service costs of \$160.00. If Defendant fails to purge the contempt, an additional fine of \$2,000.00 will be imposed and Defendant must diligently pursue demolition of the unsafe structures.

JUDGE: Hammond

ATTORNEY: CGR