

**CODE ENFORCEMENT LITIGATION REPORT
FEBRUARY, 2024**

NAME OF MATTER: Blake, John F., Jr. and Shaggy Tires LLC

Location: 4000 Belle Grove Road, Brooklyn Park, MD 21225

Violation: Construction of an accessory structure without the required building permit

DISPOSITION: This matter appeared in court on February 1, 2024. Both Defendants appeared. Per the request of both parties, the matter was postponed. The hearing has been reset to June 6, 2024.

JUDGE: Hammond

ATTORNEY: SL

NAME OF MATTER: Boies, Paula M.

Location: 8344 Fairwood Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in Court on February 1, 2024. Defendant appeared. A Consent Judgment was entered ordering the Defendant to abate the violations within six months by removing all unregistered and/or inoperable vehicles and all junk and solid waste from the subject property. If the Defendant fails to abate the violation within six months, the County may abate the violations at the Defendant's expense. A fine of \$250.00 plus service costs of \$50.00 were imposed, with the remaining fine of \$1750.00 suspended pending compliance with the Judgment.

JUDGE: Hammond

ATTORNEY: KDD

NAME OF MATTER: Day, George, Jr., Cora Blount, Leroy Day, Raymond Day, William Day

Location: 110 McKinsey Road, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in court on February 1, 2024. Defendant George Day, Jr. appeared. Per the County's request, the matter was postponed. The hearing has been reset to June 6, 2024.

JUDGE: Hammond

ATTORNEY: SL

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 February 1, 2024. Both Defendants appeared. Violations were abated on the subject property prior to the hearing. Case was dismissed against both Defendants in open court.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Edmond, Larry D.

Location: 210 Ball Park Drive, Baltimore, MD 21225

Violation: Unsafe structure open to casual entry

DISPOSITION: This matter appeared in court on February 1, 2024. Defendant appeared. Both parties requested that the matter be postponed. The hearing is reset to April 4, 2024.

JUDGE: Duden

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 the trial date to allow Defendant more time to pursue eviction and abatement. The case is reset to April 4, 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 the trial date to allow Defendant more time to pursue eviction and abatement. The case is reset to April 4, 20/24.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Evergreen Ventures, LLC

Location: 4760 Bayfields Road, Harwood, MD 20776

Violation: Construction of a home without permits; noncompliance with the following expired permits: B02106661, B02107720, B02186527, E02156335, M02093453, P02066730 and P02120233

DISPOSITION: The Defendant failed to appear and the Court entered a default contempt judgment requiring Defendant to apply for a demolition permit within thirty days and pass final inspection by May 1, 2024. A fine of \$1,000 for contempt of court was imposed as judgment.

JUDGE: Duden

ATTORNEY: LKT

NAME OF MATTER: Fresh Modern Homes, LLC

Location: 59 Chester Circle, Glen Burnie, MD 21060

Violation: Renovations and new shed dormer without the required permits

DISPOSITION: This matter appeared in court on February 13, 2024. A Consent judgment was entered ordering the Defendant to apply for a building permit within thirty days. A fine of \$500.00 was imposed to be paid within thirty days.

JUDGE: N/A

ATTORNEY: ANH

NAME OF MATTER: Hamilton, Richard E., Sr. and Angeline M.

Location: 7829 Linthicum Road, Pasadena, MD 21122

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in Court on February 1, 2024. Defendants appeared. A consent Judgment was entered ordering the Defendants to abate the violation within sixty days by removing all unregistered and/or inoperable vehicles from the subject property. A fine of \$250.00 plus service costs of \$85.00 were imposed, with the remaining fine of \$1750 suspended pending compliance with this Judgment.

JUDGE: Duden

ATTORNEY: KDD

NAME OF MATTER: Herold, Thomas

Location: Shot Town Road, Annapolis, MD 21409

Violation: Outside storage of unregistered vehicles; junk; oversized/commercial vehicle

DISPOSITION: This matter appeared in court on February 1, 2024. Defendant failed to appear. A default judgment was entered against the Defendant ordering the Defendant to abate the violations within thirty days of the date of the judgment by removing all unregistered/inoperable vehicles, oversized vehicles and any junk and solid waste from the subject property. Defendant shall pay a fine of \$3,000.00 for the violations and \$50.00 for service costs (for a total amount of \$3,050.00).

JUDGE: Hammond

ATTORNEY: SL

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 February 7, 2024. Defendant Marguerite Laurent failed to appear. A Default Judgment was entered against the Defendant ordering the Defendant to abate the violation within thirty days of the date of the Judgment by applying for a permit for the new shed, deck, plumbing, electrical panels and outlets on the subject property. Defendant shall pay a fine of \$500.00 for the violation.

JUDGE: Hammond

ATTORNEY: SL

NAME OF MATTER: Martinez, Berenice Aguilar (Injunction - (0) Arundel Expressway) (USE 2023-4527)

Location: Arundel Expressway, Glen Burnie MD

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

DISPOSITION: The Court postponed the matter at the Defendant's request to allow Defendant time to obtain an attorney and continue with abatement of the violations. This case has been reset to June 6, 2024.

JUDGE: Johnson

ATTORNEY: CGR

NAME OF MATTER: Martinez, Berenice Aguilar (Injunction - Anon Ln)

Location: 7037 Anon Ln., Glen Burnie MD 21060

Violation: Operating a commercial tree business in a R5 zoned district; no approved certificate of use; junk; and, unregistered vehicles.

DISPOSITION: The Court postponed the matter at the Defendant's request to allow Defendant time to obtain an attorney and continue with abatement of the violations. The case has been reset to June 6, 2024.

JUDGE: Johnson

ATTORNEY: CGR

NAME OF MATTER: Nolan, Glenn R.

Location: 7821 Southwest Road, Pasadena, MD 21122

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in Court on February 1, 2024. 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. A fine of \$125.00 plus service costs of \$60.00 were imposed, with the remaining fine of \$875 suspended pending compliance with the Judgment.

JUDGE: Hammond

ATTORNEY: KDD

NAME OF MATTER: Reese, Martin L., Jr. (166 B&A, LLC)

Location: 166 Baltimore Annapolis Boulevard, Severna Park, MD 21146

Violation: Outside storage of unregistered vehicles and junk

DISPOSITION: This matter appeared in court on February 1, 2024. Defendant Martin L. Reese, Jr. appeared. Both parties requested that the matter be postponed. The hearing has been reset to June 6, 2024.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Reyes-Gutierrez, Francisco

Location: 6964 Ridge Road, Hanover, MD 21076

Violation: Grading without a permit

DISPOSITION: Consent judgment entered. Defendant ordered to apply for and diligently pursue grading and stormwater management permits within ninety days and building permit within thirty days, including responding to all comments from I&P. Fines of \$2,625.00 suspended pending compliance. Service costs of \$60.00 imposed

JUDGE: Hammond

ATTORNEY: ANH

NAME OF MATTER: RL Therapy Spa, Inc. and Knight, Kim, Resident Agent and Individual Defendant

Location: 3513 Laurel Fort Meade Road, Laurel, MD 20724

Violation: Authorizing/permitting the administration of massage therapy by a person without a license

DISPOSITION: The case was reset prior to court as the County was still endeavoring to serve the defendants. This case is reset to May 2, 2024.

JUDGE: N/A

ATTORNEY: CGR

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 entered into a consent judgment in which Defendant agreed to revise her building permit and provide an updated site plan within sixty days. Defendant agreed to remove the top portion of certain lattice and remove the camera located on the fence. A fine of \$1,000 was imposed as judgment along with \$60 in service costs.

JUDGE: Hammond

ATTORNEY: LKT

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: A Consent Judgment was entered ordering the Defendants to apply for all grading and building permits and stormwater management plans within fourteen days of the date of the Judgments to abate the violations, and thereafter diligently pursue completion of all permits and plans. The fine was determined by the Court, and Defendants were ordered to pay a fine of \$750.00 each and costs of \$111.40 total.

JUDGE: Hammond

ATTORNEY: CGR

NAME OF MATTER: Seabrook Investments, LLC

Location: 7706 Race Road, Jessup, MD 20794

Violation: Construction of a new tenant space and 8' high fence without the required building permits; change of use

DISPOSITION: Consent judgment entered. Defendant ordered to apply for all necessary permits within thirty days including responding to all comments from I&P and to complete abatement of all violations within one hundred and eighty days. A fine of \$1,000.00 was imposed to be paid within thirty days.

JUDGE: Hammond

ATTORNEY: ANH

NAME OF MATTER: Severn Real Estate, LLC

Location: 8265 WB&A Road, Severn, MD 21144

Violation: Placement of storage trailer over 64 square feet on property without the required permits

DISPOSITION: Defendant requested a postponement to allow more time to apply for the necessary permit. The County asked for the file to be marked "No further defense postponements." Requests granted.

JUDGE: Hammond

ATTORNEY: ANH

NAME OF MATTER: Tolson, Stephen E. and Kimberly A.

Location: 5609 Exeter Street, Churchton, MD 20773

Violation: Outside storage of unregistered vehicles; no Certificate of Use; Use not permitted

DISPOSITION: The Defendants failed to appear and the Court entered a default judgment requiring Defendants to remove all unregistered or inoperable vehicles within thirty days and cease use of the property as a storage yard. A fine of \$2,000 each was imposed as judgment along with \$75 in service costs.

JUDGE: Hammond

ATTORNEY: LKT

NAME OF MATTER: Vega, Alan Johnatan Hernandez and Lopez, Fany Maldonado

Location: 101 Bishop Avenue, Baltimore, MD 21225

Violation: Grading without a permit and an approved stormwater management plan

DISPOSITION: The Defendants failed to appear and the Court entered a default judgment requiring Defendants to apply for a standard grading plan within thirty days. A fine of \$20,000 each was imposed as judgment along with \$75 in service costs.

JUDGE: Hammond

ATTORNEY: LKT

NAME OF MATTER: Walnut Hill Landscape Company, Inc. and Whitehall Creek, LLC

Location: 1430 White Hall Road, Annapolis, MD 21409

Violation: Commercial vehicle, Junk, No Certificate of Use; Compliance with other laws

DISPOSITION: The parties agreed to postpone the matter to allow Defendant to submit a site development plan. The case is reset to June 6, 2024.

JUDGE: N/A

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 was scheduled to appear in court on February 7, 2024. However, the hearing was cancelled because on February 6, 2024, a Consent Judgment was entered with the Defendant ordering the Defendant to abate the violations within nine months of the date of the Judgment by removing all unregistered/inoperable vehicles, all junk and solid waste and all portable storage containers from the subject property. All fines were suspended pending compliance; however, Defendant shall pay service costs in the amount of \$60.00.

JUDGE: Hammond

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's request. Defendant has appealed the Board of Appeals decision to Circuit Court. The case is reset to June 6, 2024.

JUDGE: N/A

ATTORNEY: CGR