

**CODE ENFORCEMENT LITIGATION REPORT
MARCH, 2024**

NAME OF MATTER: Ashford, Kevin

Location: 604 Whittier Parkway, Severna Park, MD 21146
Violation: Outside storage of unregistered vehicle

DISPOSITION: This case appeared in court March 7, 2024. A Consent judgment was entered ordering the Defendant to abate the violation within ninety days. A fine of \$125.00 and court costs of \$51.40 were imposed to be paid in thirty days. The remaining \$875.00 fine was suspended pending compliance.

JUDGE: Mosley

ATTORNEY: ANH

NAME OF MATTER: Bellanca, Christopher J.

Location: 1006 Shore Drive, West River, MD 20778
Violation: Clearing in the Chesapeake Bay Critical Area Buffer without the required approvals

DISPOSITION: This matter appeared in court on March 7, 2024. Defendant and Defendant's attorney appeared. Prior to the hearing, Defendant's attorney filed a Motion to Withdraw his appearance. The Motion to Withdraw was granted at the hearing. A trial was held and the Judge's ruling was delayed until August 1, 2024. The Judge requested that the Grading Inspector monitor the progress of the abatement of the violation on the subject property.

JUDGE: Mosley

ATTORNEY: SL

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 March 7, 2024. Defendant appeared. Substitute counsel appeared on behalf of Defendant. The parties' joint postponement request was granted and the matter will be reset for June 6, 2024. The Defendant must apply for a grading permit by the next hearing date.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Boehm, Joseph Thompson, PR for Estate of Boehm, Louis, Boehm, Joseph Thompson, Boehm, Louis A., Jr.

Location: 1373 St. Stephens Church Rd., Crownsville MD 21032

Violation: Grading without a grading permit; grading without approved stormwater management plan. Stop Work Order.

DISPOSITION: A consent judgment was entered on February 28, 2024 ordering Defendants to apply for and diligently pursue a grading permit within sixty days including responding to all comments from Inspections and Permits. Fines of \$1,678.60 and service costs of \$53.60 imposed for each defendant.

JUDGE: N/A

ATTORNEY: ANH

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 parties agreed to postpone the matter pending the finalization of county legislation that may abate the violations. The case was reset to April 4, 2024

JUDGE: N/A

ATTORNEY: LKT

NAME OF MATTER: Ferrin, Kirstie E. and Gloria J.

Location: 1901 Paghams Road, Glen Burnie, MD 21061

Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter appeared in court on March 12, 2024. Defendant Kirstie Ferrin appeared. Defendant Gloria Ferrin failed to appear. The parties' joint postponement request was granted and the matter was be reset for April 9, 2024. Defendants must abate the violation on the subject property by the next hearing date.

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Gelfund 2, Gateway Landing Apartments L.P.

Location: 7355 Ridgewater Court, Glen Burnie, MD 21060

Violation: Sewage overflowing into Marley Creek

Trial Date: 3/7/24

DISPOSITION: This matter appeared in court on March 7, 2024. Defendant failed to appear. A Default Judgment was entered against the Defendant ordering the Defendant to abate the multiple violations on the subject property within thirty days of the date of the Judgment. Defendant shall pay a fine of \$24,125.00 for the violations.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: H2 Properties, LLC and Mighty Tires, Inc.

Location: 8251 Waterford Road, Pasadena, MD 21122

Violation: No Zoning Certificate of Use; Recyclables recovery facilities (tire collection & recycling) not permitted in C4 district

DISPOSITION: This case was postponed prior to the March 7, 2024 court date to allow the parties more time to discuss a possible resolution.

JUDGE: N/A

ATTORNEY: ANH

NAME OF MATTER: Koumoudis, George (Injunction); Damean Freas and Alisa Freas (Revocable Trustees)

Violation Address: 2847 Southaven Drive, Annapolis, Maryland 21401

Violations: Grading Injunction case, failure to comply with approved grading plans.

DISPOSITION: This case was dismissed without prejudice to allow sufficient opportunity for abatement without violating court deadlines.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Meloy, Wilson Steuart

Location: 877 Chesterfield Road, Annapolis, MD 21401

Violation: Working out of scope of Building Permit No. B02396450

DISPOSITION: The trial date of March 7, 2024 was postponed prior to court due to the inability to properly serve the defendant within the specified time frame.

JUDGE: N/A

ATTORNEY: ANH

NAME OF MATTER: Montgomery, Valarie M.

Location: 318 Holy Cross Road, Baltimore, MD 21225
Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter appeared in court on March 12, 2024. Defendant failed to appear. The citation was nolle prossed at the County's request because the violation was abated prior to the hearing.

JUDGE: Butcher

ATTORNEY: KDD

NAME OF MATTER: Morales, Jennifer M.

Location: 7885 Telegraph Road, Severn, MD 21144
Violation: No Zoning Certificate of Use; Use not permitted

DISPOSITION: Defendant is awaiting the written decision from the Board of Appeals. The Court granted Defendant's request for postponement.

JUDGE: Mosley

ATTORNEY: ANH

NAME OF MATTER: Munson, Thomas K., IV and Monique L.

Location: 166 Meadow Road, Pasadena, MD 21122
Violation: Failure to maintain swimming pool in a clean and sanitary condition

DISPOSITION: This matter appeared in court on March 12, 2024. Defendants failed to appear. Default Judgments were entered against the Defendants ordering the Defendants to abate the violation on the subject property within ninety days of the date of the Judgment by repairing and keeping in a clean and sanitary condition the swimming pool located on the subject property and by keeping the swimming pool free from stagnant water. Defendants shall pay a fine of \$250.00 each and service costs of \$30 each (for a total amount of \$280.00 each).

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Myers, Rodger L., Myers, Coleen Marie, Myers, Roxane Marie (EBC)

Location: 775 Old Herald Harbor Road, Crownsville, MD 21032
Violation: Unsafe structure open to casual entry

DISPOSITION: This matter appeared in court March 7, 2024. The violation was satisfactorily abated prior to court. The case was dismissed.

JUDGE: Mosley

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 March 7, 2024. Defendant appeared. A Contempt Review hearing was held. Defendant was found to be in contempt. A Judgment of Constructive Civil Contempt was entered against the Defendant ordering the Defendant to abate the violation within sixty days of the date of the Judgment by removing any and all junk and solid waste from the subject property. Defendant shall pay a contempt fine of \$1,000.00 and previously imposed fines of \$2,000.00 (for a total amount of \$3,000.00) within sixty days of the date of the Judgment. Another Contempt Review Hearing will be held on May 2, 2024.

JUDGE: Mosley

ATTORNEY: SL

NAME OF MATTER: Paul, Inskip and Byfield, Elaine (EZC)

Location: 1890 Cedar Drive, Severn, MD 21144

Violation: No Zoning Certificate of Use; oversized vehicle; outside storage of unregistered vehicles and portable restrooms

DISPOSITION: Consent judgment entered. Defendants ordered to abate the violations within sixty days. \$2000 fine suspended pending compliance. Service costs of \$60.00 imposed to each Defendant.

JUDGE: Mosley

ATTORNEY: ANH

NAME OF MATTER: Poulton, Janis C. and Christopher

Location: 700 Pin Oak Road, Severna Park, MD 21146

Violation: Outside storage of unregistered/inoperable vehicles and junk

DISPOSITION: This matter appeared in court on March 12, 2024. Defendants appeared. Consent Judgments were entered ordering the Defendants to abate the violations within thirty days of the date of the Judgment by removing all unregistered/inoperable vehicles and all junk and solid waste from the subject property. All fines were suspended pending compliance; however, Defendants shall pay service costs of \$45.00 each.

JUDGE: Butcher

ATTORNEY: SL

NAME OF MATTER: Reed, Joyce

Location: 334 W. Arden Road, Baltimore, MD 21225

Violation: Unsafe deck

DISPOSITION: Default judgment entered ordering Defendant to pay a contempt fine of \$500.00 and to apply for the necessary permit(s) to repair or demolish the unsafe structure within thirty days.

JUDGE: Mosley

ATTORNEY: ANH

NAME OF MATTER: Rentas, Carlos R. and Reyes, Leydi L. Acevedo

Location: 207 Baltimore Avenue, SW, Glen Burnie, MD 21061

Violation: Keeping fowl on a property less than 10,000 square feet; Coop less than 25 feet from the rear and side property lines

DISPOSITION: This matter appeared in court March 7, 2024. The violation was satisfactorily abated prior to court. The case was dismissed.

JUDGE: Mosley

ATTORNEY: ANH

NAME OF MATTER: Riley, Christina

Location: 5703 Magie Street, Baltimore, MD 21225

Violation: Swimming pool not being maintained in a clean and sanitary condition

DISPOSITION: This matter appeared in Court on March 12, 2024. Defendant failed to appear. A judgment on affidavit was entered ordering the Defendant to abate the violation within sixty days by either covering the pool, applying larvicide to the pool, or removing the pool from the Subject Property. If Defendant fails to abate the violation within ninety days, the County may abate the violation at the Defendant's expense. A fine of \$250 plus service costs of \$45.00 were imposed.

JUDGE: Butcher

ATTORNEY: KDD

NAME OF MATTER: Sawada, Adnan F. and Juneina, Sawsan

Location: 1117 Furnace Road, Linthicum, MD 21090

Violation: Operating outside of the approved Non-Conforming Use (1989-0025-N) and Zoning Certificate of Use #62296; outside storage of unregistered vehicles and junk

DISPOSITION: Defendant Sawada appeared with counsel and the parties entered into a consent judgment in which Defendant agreed to cease use of the property for the parking of unregistered vehicles and storing outside junk within sixty days. Defendant Juneina failed to appear and a default judgment was entered with the same terms. A fine of \$500 each was suspended pending compliance and service costs of \$100 were imposed.

JUDGE: Mosley

ATTORNEY: LKT

NAME OF MATTER: Sewell (Medley), Stacey and Medley, Derrick

Location: 714 Cooper Road, Glen Burnie, MD 21060

Violation: Outside storage of oversized vehicle(s)

DISPOSITION: This matter appeared in court on March 7, 2024. A consent judgment was entered ordering the Defendants to abate the violation within thirty days. A \$2,000 fine was suspended pending compliance. Service costs of \$60.00 (Medley) and \$50.00 (Sewell) imposed.

JUDGE: Mosley

ATTORNEY: ANH

NAME OF MATTER: Shryock, Michael, Sr. and Nicola

Location: 8424 Smallwood Court, Pasadena, MD 21122

Violation: Outside storage of unregistered/inoperable vehicles and junk

DISPOSITION: This matter appeared in Court on March 12, 2024. Defendants failed to appear. A joint postponement was granted for Defendant Nicola Shryock to May 14, 2024 to allow the Defendant additional time to abate the violation. A default judgment was entered against Defendant Michael Shryock ordering the Defendant to abate the violation 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 Defendant's expense. A fine of \$255.00 plus service costs of \$12.50 were imposed.

JUDGE: Butcher

ATTORNEY: KDD

NAME OF MATTER: Urban N. Zink, Inc.

Location: 3052 Arundel on the Bay Road, Annapolis, MD 21403

Violation: Failure to comply with approved grading permit plans; Creating a source of offsite erosion or sediment deposition

DISPOSITION: A consent judgment was entered in both matters requiring the Defendant to pay fines of \$500.00 for citation 3Z42194315 and \$100.00 for citation 2Z42194315 within thirty days. The violations have been abated.

JUDGE: Butcher

ATTORNEY: CGR

NAME OF MATTER: Vasquez, Walter and Isaula, Claudia

Location: 108 5th Avenue SE, Glen Burnie, MD 21061

Violation: Construction of an addition and deck on the rear of the house

DISPOSITION: Property owner requested a postponement to allow more time to obtain the necessary permits. The Court granted Defendant's request for postponement.

JUDGE: Butcher

ATTORNEY: ANH

NAME OF MATTER: Wilkins, Ericka R.

Location: 3256 Kitty Duvall Drive, Annapolis, MD 21403

Violation: Outside storage of unregistered vehicles

DISPOSITION: This matter appeared in court on March 7, 2024. The case was dismissed per the County's request because the violation was abated prior to the hearing.

JUDGE: Moseley

ATTORNEY: KDD

NAME OF MATTER: Yanez, Fredi A. and Jessica M.

Location: 210 Obrecht Road, Millersville, MD 21108

Violation: Outside storage of unregistered/inoperable vehicles and junk; Oversized vehicles on residential lot; Business or Use Prohibited; No Certificate of Use; Outdoor Lighting in Residential Zoning Districts; Business or Use not allowed in Zoning District

DISPOSITION: This matter appeared in court on March 7, 2024. Defendants failed to appear. A Default Judgment was entered against the Defendants ordering the Defendants to abate the multiple violations on the subject property within thirty days of the date of the Judgment. Defendants shall pay a fine of \$5,000.00 each for the violations. Defendant Fredi A. Yanez shall pay \$60.00 for service costs (for a total amount of \$5,060.00). Defendant Jessica M. Yanez shall pay \$50.00 for service costs (for a total amount of \$5,050.00).

JUDGE: Mosley

ATTORNEY: SL