

Code Enforcement Litigation Report

March, 2025

NAME OF MATTER: Barrera, Esperanza, a/k/a Esperanza Barrera Alay

Location: 1750 Maple Ave Hanover MD 21076
Violation: Grading of 30,000 sq ft without a permit

DISPOSITION: This matter was postponed by joint request as the Defendant recently retained an engineer to begin the abatement process. No reset date set by court at this time.

JUDGE: Duden
ATTORNEY: CGR

NAME OF MATTER: Belt, Corey and Zanett

Locations: 736 Queenstown Road, Severn, MD 21144 & vacant parcel identified as tax map 9, block 19, parcel 0516, tax ID#4000-0462-1500 on Queenstown Road adjacent to 736 Queenstown Road
Violations: Contempt - (1) Zoning: outside storage of unregistered vehicles; junk and debris; contractor's yard; (2) Building: construction of shed, deck, fence (over 6'), gazebo, pavilion and garage without building permits; and (3) Grading: grading without a grading permit and adding unauthorized impervious surfaces without approved stormwater management plans

DISPOSITION: This matter was set for a review hearing. The defendant failed to appear. Hearing concluded and a new contempt will be filed.

JUDGE: Duden
ATTORNEY: CGR

NAME OF MATTER: Brooks, Michael A. and Dathine

Location: 717 James Road, Glen Burnie, MD 21061
Violation: Unregistered or Inoperable Vehicles

DISPOSITION: This matter appeared in Court on March 11, 2025. Defendants failed to appear. A Judgment on Affidavit was entered against both Defendants ordering them to abate the violation in thirty (30) days by removing all unregistered and/or inoperable vehicles from the subject property. If the Defendants fail to abate the violations in thirty (30) days then the County is authorized to abate the violations at the Defendants' expense. A fine of \$250 was imposed plus service costs of \$30.00 for each Defendant.

JUDGE: Johnson
ATTORNEY: KDD

NAME OF MATTER: Carr, Riley (2)

Location: 6070 Shady Side Road, Shady Side, MD 20764

Violation: Outside storage of unregistered vehicles, commercial vehicle and junk

DISPOSITION: Property Foreclosed. Case dismissed.

JUDGE: N/A
ATTORNEY: RJC

NAME OF MATTER: D & H Demolition LLC (Contempt)

Location: 2025 Dorsey Road, Glen Burnie, MD 21061

Violation: Construction of an accessory structure without an approved building permit. Stop work order issued.

DISPOSITION: The contempt petition was dismissed as the violations were abated prior to court.

JUDGE: Johnson
ATTORNEY: CGR

NAME OF MATTER: Estate of Ronald F. Elchin c/o Wesley Elchin PR

Location: 626 Kensington Ave, Severna Park MD 21146

Violation: Swimming Pool Accumulation of Stagnant Water

DISPOSITION: The matter was heard in court on March 11, 2025. The Defendant appeared. The Defendant entered into a consent judgment to abate the violation within sixty (60) days, with the remaining fine of \$125 suspended. A fine of \$125 was paid in advance of the Court date. Service costs of \$60 were included with the judgment.

JUDGE: Johnson
ATTORNEY: RJC

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: This case postponed to allow the defendant more time to complete the application for the grading permit.

JUDGE: Duden
ATTORNEY: ANH

NAME OF MATTER: Flynn, Frank

Location: 113 17th Avenue, Brooklyn, MD 21225

Violation: Junk

DISPOSITION: This matter appeared in court on March 11, 2025. Defendant failed to appear. A Judgment on Affidavit was entered against the Defendant ordering the Defendant to remove any and all junk and solid waste from the subject property within thirty (30) days of the date of the Judgment. Defendant shall pay a fine of \$250 and service costs of \$45 (for a total judgment fine amount of \$295).

JUDGE: Johnson

ATTORNEY: SL

NAME OF MATTER: Gray, Stephanie & Potter, David K.

Location: 204 Harlem Rd, Pasadena, MD 21122

Violation: Unregistered or Inoperable Vehicles, Junk

DISPOSITION: The matter was heard in court on March 11 2025. A nolle prosequi was entered, as the violations were abated prior to trial.

JUDGE: Johnson

ATTORNEY: RJC

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: Contempt petition dismissed. Violations abated.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Hall, Elizabeth (deceased) and Irving B. Hall (co-owner)

Location: 921 Pine Trail, Crownsville, MD 21032

Violation: Unsafe structure open to casual entry

DISPOSITION: This matter appeared in court on March 6, 2025. The case was dismissed in open court as the violation was abated prior to the hearing.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Hall, Gerald, Carlos S. and Roland A. Jr

Location: 400 Magothy Bridge Rd, Pasadena, MD 21122

Violation:

DISPOSITION: Defendant Carlos Hall appeared and requested a postponement. The case was postponed at the Defendants' request and reset to April 3rd.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Hargett, Jr., Steve M.

Location: 125 Meadow Dr, Glen Burnie, MD 21060

Violation: Unregistered or Inoperable Vehicles

DISPOSITION: The matter was heard in court on January 14, 2025. The Defendant appeared and entered into a Consent Judgment with the County. The Judgment requires abatement of the unregistered vehicle violation within forty-five (45) days, and suspends a fine of \$250 pending compliance. Defendant shall pay service costs of \$60.

JUDGE: Butcher

ATTORNEY: RJC

NAME OF MATTER: Hernandez, Jose O. Umana and Hernandez, Santos A.

Location: 4 Nancy Avenue, Millersville, MD 21108

Violation: Grading, clearing and filling resulting in a disturbance of 28,968 sq. ft.; construction of a second story addition to primary structure; construction of a fence over 6 feet, without the required construction, grading and sediment control, stormwater management, well and septic, and zoning authorizations.

DISPOSITION: Defendant Jose Hernandez appeared. A consent judgment was entered ordering the defendant to apply for all necessary permits and sediment and grading permit within thirty (30) days, complete 1:1 mitigation, and complete abatement within one hundred and eighty (180) days. A fine of \$2,150 was suspended pending compliance.

Defendant Santos Hernandez failed to appear. Default judgment was entered with the same terms as Defendant Jose Hernandez.

JUDGE: Duden

ATTORNEY: ANH

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 March 6, 2025. Defendant failed to appear. A Default Judgment of Constructive Civil Contempt was entered against the Defendant ordering the Defendant to abate the violation within forty-five (45) days of the date of the Judgment by removing any and all junk and solid waste from the subject property. Defendant shall pay the previously imposed fine of \$3,000 and service costs of \$50.00 (for a total amount of \$3,050.00). Defendant shall also pay a fine of \$2,000.00, if the contempt is not purged, and service costs of \$60.00 (for a total amount of \$2,060.00).

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Holmes, Lonzella & Darrell

Location: 522 Matthews Ave, Brooklyn, MD 21225

Violation: Unregistered or Inoperable Vehicles

DISPOSITION: The matter appeared in court on March 5, 2025. Defendant Darrell Holmes appeared and Lonzella Holmes failed to appear. Defendant Darrell Holmes entered into a consent judgment requiring abatement of unregistered vehicles within forty-five (45) days and a fine of \$250 was suspended pending compliance. Defendant shall pay service costs in the amount of \$60. A default judgment was entered for Defendant Lonzella Holmes with the same terms.

JUDGE: Johnson

ATTORNEY: RJC

NAME OF MATTER: Hunters Creek Holding's, LLC (INJUNCTION & Contempt) (D-07-CV-22-012851)

Location: 804 Nursery Road, Linthicum, MD 21090

Violation: Operating a contractor's yard in a C3 zoned district, and no Certificate of Use.

DISPOSITION: This case was postponed by joint request to allow the rezoning to go into effect and the process for bringing the property into compliance to be completed. No reset date set by court at this time.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Jones, Paulette V.

Location: 7793 Freetown Road, Glen Burnie, MD 21060

Violation: Unsafe structure removed without approved building permit

DISPOSITION: Defendant appeared with counsel. A Consent Judgment was entered ordering the Defendant to apply for a demolition permit within thirty (30) days. A fine of \$625 is suspended pending compliance. A \$60.00 service cost was imposed.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Kopitskie, Deborah A. & Edward P. and Christopher Kopitskie

Location: 121 Inglewood Drive, Glen Burnie, MD 21060

Violation: Accumulation of rubbish or garbage

DISPOSITION: The matter was heard in court on February 5, 2025. The County moved to dismiss the case as the violation had been abated. The Court dismissed the case.

JUDGE: Hammond

ATTORNEY: RJC

NAME OF MATTER: Lavin, Michael

Location: 3801 Hardesty Road, Harwood, MD 20776

Violation: Construction Code Violation

DISPOSITION: A Consent judgment was entered ordering Defendant to apply for all necessary permits within thirty (30) days. A fine of \$500 was imposed to be paid within thirty (30) days.

JUDGE: Johnson

ATTORNEY: ANH

NAME OF MATTER: Lemasters, Janice F. a/k/a Janice Fay Smith

Location: 210 4th Avenue, SE, Glen Burnie, MD 21061

Violation: Outside storage of unregistered/inoperable vehicles

DISPOSITION: This matter was heard in court on February 6, 2025. The Court dismissed the case at the County's request.

JUDGE: Hammond

ATTORNEY: RJC

NAME OF MATTER: Meloy, Wilson Stuart

Location: 877 Chesterfield Road, Annapolis, MD 21401

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

DISPOSITION: Defendant failed to appear. Default judgment was entered ordering the defendant to apply for all necessary permits within thirty (30) days. A fine of \$2,625 was imposed to be paid within thirty (30) days.

JUDGE: Duden

ATTORNEY: ANH

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: This matter was heard in court on March 6, 2025. Both Defendants appeared. The Defendants each entered into Consent Contempt Judgments with the County, requiring payment of \$500 each in fines plus \$60 service fees each. Defendants shall purge contempt by calling for final building permit inspections and responding to grading violation comments dated March 1, 2024 within thirty (30) days. Failure to purge the contempt will result in a \$10,000 fine each.

JUDGE: Duden

ATTORNEY: RJC

NAME OF MATTER: Mountain Road Properties, LLC

Location: 4730 Mountain Road, Unit 13, Pasadena, MD 21122

Violation: New tenant/Change of Occupancy without the required permit

DISPOSITION: This matter appeared in court on March 6, 2025. The property manager, Valerie Lanahan, appeared on behalf of the Defendant. The County's postponement request was granted and the matter will be reset after sixty (60) days. The tenant must obtain the building permit by the next hearing date.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Myers, Rodger L. (EJC)

Location: 775 Old Herald Harbor Road, Crownsville, MD 21032

Violation: Unregistered vehicles, junk and debris, and setback for 10 foot buffer.

DISPOSITION: Defendant's Motion to Dismiss denied. Consent judgment entered ordering the Defendant to purge the contempt by abating the violations within thirty (30) days and pay the previously suspended fines and costs of \$560. A contempt fine of \$4,500 will be imposed if the contempt is not purged within the thirty (30) day timeframe.

JUDGE: Mulford

ATTORNEY: ANH

NAME OF MATTER: Nawabi, Fareedullah

Location: 4700 Ritchie Highway, Baltimore, MD 21225

Violation: unregistered/inoperable vehicles

DISPOSITION: The Defendant failed to appear. A default judgment was entered against the Defendant ordering the defendant to remove any unregistered/inoperable vehicles from the subject within thirty (30) days. If the Defendant fails to abate the violation, the County can abate the violation. Fines of \$2,000 and costs of \$80.20 were imposed.

JUDGE: Duden

ATTORNEY: CGR

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: Defendants failed to appear. A default judgment was entered ordering defendants to apply for all necessary plans and permits within thirty (30) days. A fine of \$2,150 was imposed against each defendant to be paid within thirty (30) days.

JUDGE: Duden
ATTORNEY: ANH

NAME OF MATTER: Pena, Miguel A. and Martinez, Patricia a/k/a Patricia G. Martinez Beltre

Location: 6413 Wilson Street, Glen Burnie, MD 21060

Violation: Expired building permit - Garage and house addition (B02378241)

DISPOSITION: This case was postponed at the County's request to allow Inspections & Permits time to check for the permit recently submitted by the defendants.

JUDGE: Duden
ATTORNEY: ANH

NAME OF MATTER: Perdue, Valerie A.

Location: 202 3rd Street Baltimore, MD 21225

Violation: Swimming Pool (Stagnat Water)

DISPOSITION: The matter was heard in Court on March 11, 2025. The Defendant failed to appear. Default Judgment entered against the Defendant requiring payment of a civil fine of \$250, payment of court costs of \$60, and abatement of the violation within thirty (30) days.

JUDGE: Johnson
ATTORNEY: RJC

NAME OF MATTER: Quintanilla, Jose Enrique

Location: 4208 Shoreham Beach Road, Edgewater, MD 21037

Violation: Grading without a permit in the Critical Area; Construction of retaining walls without a permit

DISPOSITION: The case was postponed by joint request to allow the possible County surplus of real estate process to continue. Case reset to 8/7/25.

JUDGE: Duden
ATTORNEY: CGR

NAME OF MATTER: Quiza Management, LLC (Injunction), sued: Warfield Community Association, Inc.

Location: Arwell Court, Severn, MD 21144
Violation: Accumulation of rubbish/garbage

DISPOSITION: Defendant failed to appear. Default judgment was entered ordering the defendant to abate the violations within thirty (30) days. A fine of \$125 was imposed to be paid within thirty (30) days.

JUDGE: Duden
ATTORNEY: ANH

NAME OF MATTER: Relentless Investment Partners, LLC

Location: 1166 Patuxent Road, Odenton, MD 21113
Violation: Junk, Unregistered or Inoperable Vehicles

DISPOSITION: The Defendant failed to appear and a default judgment was imposed requiring the Defendant to abate the violation by removing any junk from the property within thirty (30) days or the County can abate the violation. A fine of \$2,000.00 was also imposed.

JUDGE: Duden
ATTORNEY: CGR

NAME OF MATTER: Rocha, Arturo P & Motolina, Daniel

Location: 1029 Minnetonka RD, Severn MD 21144
Violation: Unregistered or Inoperable Vehicles, Junk, Oversized Vehicles on Residential Lot, No Certificate of Use, Business or Use Not Allowed in Zoning District

DISPOSITION: The Defendants appeared and a consent judgment was entered requiring the Defendants to abate the violation by removing all junk, unregistered vehicles, and oversized vehicles, and ceasing use of the property for a commercial business, within ninety (90) days. If the Defendants fail to abate the violation, the County can enter the property and abate. A fine of \$5,000 each was suspended pending compliance and service costs of \$135 (joint and several) was imposed, to be paid within thirty (30) days.

JUDGE: Duden
ATTORNEY: CGR

NAME OF MATTER: Rojas Guzman, Joel and Hernandez Galvan, Sara (INJUNCTION #1 & CONTEMPT 22-016197)

Location: 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; grading without a stormwater management plan and permit.

DISPOSITION: A Consent Judgment of contempt was entered. Defendants can purge the contempt by removing the electric to the shed and get the Department of Inspections and Permit's approval within sixty (60) days, respond to comment letters within sixty (60) days, ensure permits are issued within ninety (90) days of the submission, complete permits within ninety (90) days of issuance, and pay service costs of \$275 within sixty (60) days. If the Defendants fail to purge the contempt, a fine of \$25,000 each is imposed and abatement requirements are imposed.

JUDGE: Hammond
ATTORNEY: CGR

NAME OF MATTER: Ross, David A.

Location: 900 Silver Maple Ct., Glen Burnie MD 21060

Violation: URV or Inoperable Vehicles

DISPOSITION: The matter was heard in court on February 6, 2025. The Defendant appeared and entered into a consent judgment requiring abatement of the unregistered vehicle violation within ninety (90) days suspending a fine of \$1,000 pending compliance. Defendant shall pay service costs of \$60.

JUDGE: Hammond
ATTORNEY: RJC

NAME OF MATTER: Ross, Earl C & Staralea

Location: 252 Hammarlee Road, Glen Burnie, MD 21060

Violation: Unregistered or Inoperable Vehicles, Junk, Business or Use Not Allowed in Zoning District

DISPOSITION: This matter was heard in court on February, 6, 2025. The Defendants appeared and entered into a consent judgment requiring abatement of the junk and unregistered vehicle violations in ninety (90) days and suspending fines in the amount of \$4,000 pending compliance. Defendants shall pay service costs of \$60 each.

JUDGE: Hammond
ATTORNEY: RJC

NAME OF MATTER: Sank, Ronnie & April

Location: 104 Elm Ave, Glen Burnie MD 21061

Violation: Swimming Pool Accumulation of Stagnant Water

DISPOSITION: The matter was heard in court on March 11, 2025. Defendant Ronnie Sank appeared and Defendant April Sank failed to appear. The Court entered a consent judgment for Defendant Ronnie Sank. The Judgment requires abatement of the violation within thirty (30) days and suspends fines of \$125. Defendant Ronnie Sank shall pay service costs of \$60. The Court entered an identical Default Judgment for Defendant April Sank.

JUDGE: Johnson

ATTORNEY: RJC

NAME OF MATTER: Schroeder, William & Theresa

Location: 7813 Baltimore Annapolis BLVD, Glen Burnie, MD 21060

Violation: Junk

DISPOSITION: On January 14, 2025, Defendants William and Theresa Schroeder appeared in court. Both Defendants entered into Consent Judgments with the County requiring abatement of the junk violation within sixty (60) days and suspending \$250 in fines upon compliance. A \$60 service cost from each Defendant was imposed.

JUDGE: Butcher

ATTORNEY: RJC

NAME OF MATTER: Scott, Stephen (Contempt)

Location: 1361 Fishing Creek Road, Annapolis, MD 21403

Violation: Construction of an accessory structure without an approved building permit (B02381808 pending) in the Chesapeake Bay Critical Area

DISPOSITION: This matter was heard in court on March 6, 2025. Defendant failed to appear and a default contempt judgment was entered requiring Defendant to pay \$500 in fines in addition to \$60 service costs and setting purge conditions of response to comments issued April 22, 2020 within thirty (30) days. Failure to purge will result in a \$1,000 fine.

JUDGE: Johnson

ATTORNEY: RJC

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 March 6, 2025. Defendant's Attorney appeared. The parties' joint postponement request was granted and the matter was reset for April 11, 2025. Defendant must obtain the required grading permit by the next hearing date.

JUDGE: Johnson

ATTORNEY: SL

NAME OF MATTER: Stallings, Megan E. (Contempt)

Location: 233 W. Meadow Road, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage; Rodent harborage/infestation

DISPOSITION: This matter appeared in court on February 11, 2025. Defendant appeared. Case No D-07-CV-24-022718 was dismissed at the County's request as all violations were abated prior to the hearing. A Consent Judgment of Constructive Civil Contempt was entered in Civil Case No. D-07-CV-24-022715, ordering the Defendant to purge the contempt within thirty (30) days by: 1) removing any accumulation of rubbish and garbage on the exterior of the Subject Property and thereafter keep the property free from any accumulation of rubbish and garbage; and 2) paying a fine of \$50.00 for the previously imposed Judgment. If the Defendant fails to abate the violations within thirty (30) days then the County is authorized to abate at the Defendant's expense. Service costs of \$60.00 were imposed.

JUDGE: Duden

ATTORNEY: KDD

NAME OF MATTER: Tribes Motorcycle Club, Inc.

Address: 103 Friendship Road, Friendship, MD 20758

Violation: No Certificate of Use, Use not specifically permitted, club use does not comply with conditional use criteria, junk

DISPOSITION: A Consent Judgment was reached in advance on all issues except whether the motorcycles hanging from the tree on the property are junk or unregistered/inoperable vehicles. Hearing conducted on that limited issue. Judge ruled that the motorcycles, which testimony showed had been in the tree since prior to 1990 and no new motorcycles had been added, were no longer junk or unregistered vehicles and were being used as a memorial of sorts. Consent judgment entered with judge's ruling acknowledged. \$4,000 fine suspended, \$85 in service costs imposed. Defendant has ninety (90) days to abate junk and unregistered vehicle violations, shall immediately cease use of property for bonfires or turkey shoots without County approval, and has thirty (30) days to apply for nonconforming use, variance, or other type of approval. Subsequent abatement requirements contingent on outcome of the application process are included.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Wilson, William and Patricia ats. AACo.

Location: 53 Hill Road, Severna Park, MD 21146

Violation: Contempt - Construction of garage with living area without required building permit

DISPOSITION: Defendant failed to appear. A default judgment of constructive civil contempt was entered requiring the Defendant to apply for necessary permits within fourteen (14) days, complete permits within ninety (90) days, cease use of the illegally constructed garage apartment within three (3) days, and pay service costs (\$85) within fourteen (14) days to purge the contempt.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: Ye, Shang You and Ji, Juxia

Location: 900 Crain Highway South, Glen Burnie, MD 21061

Violation: Construction of interior renovations to the 1st and 2nd floors without the required building permit

DISPOSITION: This matter appeared in court on March 6, 2025. Defendants appeared and a Mandarin Chinese language interpreter was also present. The parties' joint postponement request was granted and the matter will be reset after sixty (60) days. The Defendants must address the outstanding building permit applications for the subject property and schedule the necessary inspections in order to complete the building permits by the next hearing date.

JUDGE: Duden

ATTORNEY: SL

FINES ASSESSED (for Law Office information purposes only):	
Non-Critical Area	\$ 18,135.20
Critical Area	\$ 0.00
Total:	\$18,135.20

Total Number of Active Cases for March: 44