

Code Enforcement Litigation Report

April, 2025

NAME OF MATTER: Bee's Nest, LLC (2) (Citations and Contempts)

Location: 0 Severn Road, Severna Park, MD 21146

Violation: Construction of a deck and fence without the required building permit

DISPOSITION: This matter appeared in court on April 3, 2025. Mr. and Mrs. Galli appeared on behalf of Defendant Bee's Nest, LLC. The parties' joint postponement request was granted and the matter has been reset for June 5, 2025. The Defendant must respond to the County's comments issued for Building Permit No. B02394994 in December 2024 and January 2025 by the next hearing date.

JUDGE: Reilly

ATTORNEY: SL

NAME OF MATTER: Black, Kara

Location: 100 Ralph Road, Glen Burnie, MD 21060

Violation: Construction of a rear addition without the required permits

DISPOSITION: A Consent Judgment was entered requiring defendant to abate the violations by applying for all necessary permits within sixty (60) days of the date of the judgment, responding to all comments within thirty (30) days of issuance, ensuring issuance of all necessary permits within four (4) months of the date of the judgment, and finalizing all permits within two (2) months of issuance. Defendant was also ordered to pay service costs of \$52.40 within thirty (30) days.

JUDGE: Reilly

ATTORNEY: CGR

NAME OF MATTER: Cefaratti, Raymond P. and Marjean

Location: 5209 Cottonwood Drive, Lothian, MD 20711

Violation: Non-Compliance of Building Permit No. B02323741 (Rear Addition)

DISPOSITION: This matter appeared in court on April 3, 2025. Defendants failed to appear. The County's postponement request was granted and the matter will be reset for June 5, 2025.

JUDGE: Reilly

ATTORNEY: SL

NAME OF MATTER: Cole, David

Location: 232 W. Meadow Road, Baltimore, MD 21225

Violation: Excessive amount of dog waste on exterior of property

DISPOSITION: Defendant appeared. County moved to dismiss as violation was abated. Court dismissed.

JUDGE: Reilly

ATTORNEY: RJC

NAME OF MATTER: Gaitan, Jose (a/k/a Jose Gaitan-Bran)

Location: 420 Church Street, Baltimore, MD 21225

Violation: All violations have returned to property per 5/16/24 inspection:

DISPOSITION: This matter appeared in court on April 3, 2025 and the Defendant and counsel were present. The parties' joint postponement request was granted and the matter has been reset for June 5, 2025. The Defendant must fully abate the zoning violations on the subject property by the next hearing date.

JUDGE: Reilly

ATTORNEY: SL

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

Violation Address: 400 Magothy Bridge Rd, Pasadena, MD 21122

DISPOSITION: The matter was postponed by joint request, as the necessary demolition permit to abate the unsafe structure violation had been issued just before the hearing date. This matter has been reset to June 5, 2025 to allow the Defendants to abate violation.

JUDGE: Reilly

ATTORNEY: CGR

NAME OF MATTER: Kelly, Ryan J.

Location: 314 Rayford Drive, Pasadena, MD 21122

Violation: Outside storage of unregistered/inoperable vehicles and junk

DISPOSITION: This matter appeared in court on April 3, 2025. Defendant's Attorney appeared. The parties' joint postponement request was granted and the matter has been reset for June 5, 2025. The Defendant must fully abate the zoning violations on the subject property by the next hearing date.

JUDGE: Reilly

ATTORNEY: SL

NAME OF MATTER: Locklear, Randy & Karen

Location: 1025 7th St Glen Burnie, MD 21060

Violation: Unregistered or Inoperable Vehicles, Junk, Commercial tow motors

DISPOSITION: Defendant appeared. County moved to dismiss as violation was abated. Court dismissed.

JUDGE: Reilly

ATTORNEY: RJC

NAME OF MATTER: MDAVIS 801 Annapolis Road LLC

Location: 801 Annapolis Road, Odenton, MD 21113

Violation: Contamination, Mechanical Appliances, Installation, Doors, Interior Surfaces, Exterior Walls, General

DISPOSITION: Stipulation of Dismissal entered. The subject property is vacant.

JUDGE: Reilly

ATTORNEY: ANH

NAME OF MATTER: PAL Properties, LLC

Location: 535 Arundel Avenue, Glen Burnie, MD 21061

Violation: Grading without an approved permit and stormwater management plan; construction of a structure without the required building permit

DISPOSITION: Defendant appeared with counsel. Consent Judgment was entered ordering the Defendant to apply for all necessary permits and plans within one hundred and twenty (120) days. Fines and costs of \$185.00 (\$125.00 fine and \$60.00 service costs) was imposed.

JUDGE: Reilly

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: Case postponed to allow the Defendants time to complete the permitting process.

JUDGE: Reilly

ATTORNEY: ANH

NAME OF MATTER: Pinkney, Antoinette (Injunction and Contempts 1 and 2)

Violation Address: "O"Argyle Ave., Pasadena MD 21122

Violations: Development without an approved stormwater management plan; grading and clearing in the Chesapeake Bay Critical Area buffer without a permit.

DISPOSITION: The Defendant failed to appear and a second Default Judgment of Constructive Civil Contempt was entered. The Order allowed the Defendant to purge the contempt by responding to outstanding comments within thirty (30) days, responding to future comments within thirty (30) days of issuance, ensuring issuance of all necessary permits within six (6) months, completing permits within six (6) months of issuance, and paying \$90 service costs. If the Defendant fails to purge the contempt, a \$15,000 fine will be imposed and a new timeline for abatement will be imposed.

JUDGE: Reilly
ATTORNEY: CGR

NAME OF MATTER: Radivo, Michael T.

Location: 3 Harding Road, Glen Burnie, MD 21060

Violation: New shed roof on rear without the required permit

DISPOSITION: Case postponed to allow the Defendant time to complete the permitting process.

JUDGE: Reilly
ATTORNEY: ANH

NAME OF MATTER: Reeder, Joe P. and Bonnie L. (EZC)

Location: 413 Wirth Road, Glen Burnie, MD 21061

Violation: Outside storage of unregistered/inoperable vehicles and junk

DISPOSITION: This matter appeared in court on April 3, 2025 and the Defendants were present. The case was dismissed in open court because the zoning violations were abated prior to the hearing.

JUDGE: Reilly
ATTORNEY: SL

NAME OF MATTER: Relentless Investment Partners, LLC - [EGC] (25-007998)

Location: 1166 Patuxent Road, Odenton, MD 21113

Violation: Construction of interior and exterior renovations without the required building permit; Grading without a permit and an approved stormwater management plan

DISPOSITION: This matter appeared in court on April 3, 2025. Defendant failed to appear. The County's postponement request was granted and the matter will be reset for May 1, 2025.

JUDGE: Reilly
ATTORNEY: SL

NAME OF MATTER: Richter, Lee N & Jacqueline D.

Location: 519 Grays Creek Rd, Pasadena MD 21122

Violation: Junk

DISPOSITION: Defendants appeared. The County entered into a Consent Agreement requiring removal of junk within sixty (60) days. The Court accepted the Consent Agreement.

JUDGE: Reilly

ATTORNEY: RJC

NAME OF MATTER: Roberson, Magaly E. (EBC)

Location: 201 Evergreen Road, Severna Park, MD 21146

Violation: Non-Compliance of Building Permit No. B02337138

DISPOSITION: This matter appeared in Court on April 3, 2025. Defendant appeared. A Consent Judgment was entered ordering the Defendant to abate the violation in sixty (60) days by: 1) properly securing all lattice without zip ties, cables, or wires; and 2) completing all required inspections, including a final inspection to close the permit. A contempt review hearing will be set for June 5, 2025. Service costs of \$60.00 were imposed.

JUDGE: Reilly

ATTORNEY: KDD

NAME OF MATTER: Tucker, Bennie B. & Amanda R.

Location: 350 North Shore Road, Pasadena MD 21122

Violation: Construction Code Violations

DISPOSITION: The case was postponed by request of the Defendant to allow the abatement to proceed.

JUDGE: Reilly

ATTORNEY: CGR