

Code Enforcement Litigation Report

May, 2025

NAME OF MATTER: Boehm, Louis A. (PR - Joseph Boehm) and Boehm, Jr., Louis A. (13996)

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

Violation: No Zoning Certificate of Use; No Special Exception

DISPOSITION: Defendant appeared with counsel. A Consent Judgment was entered with all Defendants ordering them to submit a Site Development Plan within forty-five (45) days and comply with the terms of the previously issued Special Exception. A fine of \$2000 was imposed.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Charles Bros., Inc.

Location: 5317 Governor Ritchie Highway, Baltimore, MD 21225

Violation: Accumulation of rubbish/garbage

DISPOSITION: This matter appeared in court on May 1, 2025. The case was dismissed in open court as the violation was abated prior to the hearing.

JUDGE: Duden

ATTORNEY: RJC

NAME OF MATTER: Dee Corporation

Location: 4444 Lansdale Road, Harwood, MD 20776

Violation: Grading/clearing without an approved grading permit

DISPOSITION: This matter appeared in court on May 1, 2025. Defendant's attorney appeared. The parties' joint postponement request was granted and the matter was reset to June 5, 2025.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Escobar, Dora H. & German E. Escobar & Alex R. Escobar

Location: 1210 River Bay Road, Annapolis, MD 21409

Violation: Addition to primary structure, retaining wall over 4 feet, decks and stairs to grade in waters of the state and expanded lot coverage, without a permit

DISPOSITION: Defendant appeared with counsel. A Consent Judgment was entered with all Defendants ordering them to apply for all required permits within ninety (90) days.

JUDGE: Duden

ATTORNEY: ANH

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: Case postponed to allow the Defendant more time to complete the application for the grading permit.

JUDGE: Duden
ATTORNEY: ANH

NAME OF MATTER: Fiorenza, Justin & Stanley, Heather (Contempt)

Location: 464 Friendship Rd, Friendship MD 20758

Violation: Unauthorized grading/disturbance of approx 44,322 sq ft.

DISPOSITION: Defendants failed to appear. A Default Judgment of contempt was entered allowing the Defendants to purge the contempt by retaining a licensed professional engineer or design professional within thirty (30) days and have them contact Inspections and Permits and apply for the necessary permits within sixty (60) days, responding to comment letters within thirty (30) days of issuance, ensuring all necessary permits are issued within one hundred and twenty (120) days, and completing abatement within six (6) months, as well as paying service costs of \$120.00. If the Defendants fail to purge the contempt, a \$10,000 fine will be imposed as well as a timeline for abatement and provisions for County abatement.

JUDGE: Duden
ATTORNEY: CGR

NAME OF MATTER: Granados, Aracely Velasquez and Zacarias Granados

Location: 748 Nabbs Creek Road, Glen Burnie, MD 21060

Violation: Unregistered or inoperable vehicles, junk, oversized vehicles on residential lot, Landscape and tree service business prohibited w/o approved SE, no certificate of use

DISPOSITION: This matter appeared in court on May 1, 2025. Defendants appeared. A Consent Judgment was entered ordering the Defendants to abate the zoning violations on the subject property within six (6) months of the date of the Judgment. Defendants shall apply for a special exception for the operation of a commercial business on the subject property within sixty (60) days of the date of the Judgment. All fines were suspended pending compliance; however, Defendants shall pay service costs of \$95.00 within six (6) months of the date of the Judgment.

JUDGE: Duden
ATTORNEY: SL

NAME OF MATTER: Guevara, Santa Tapia and Navarro, Salvador Herrera

Location: 107 West Hamburg Street, Pasadena, MD 21122

Violation: Construction of an accessory structure over 150 square feet without a permit

DISPOSITION: This matter appeared in court on May 1, 2025. Defendants appeared. A Consent Judgment was entered ordering the Defendants to diligently pursue the building permit for the shed on the subject property and to apply for a building permit for the pavilion on the subject property, including applicable trade permits, within forty-five (45) days of the date of the Judgment. Defendants shall complete all building permits, including final inspections, within sixty (60) days of the issuance of the building permits. All fines were suspended pending compliance; however, Defendants shall pay service costs of \$95.00.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: House of Prayer Church (Contempt)

Location: 5161 Sudley Road, West River, MD 20778

Violation: Unsafe structure open to casual entry

DISPOSITION: This matter appeared in court on May 1, 2025. Defendant failed to appear. A Default Judgment of Constructive Civil Contempt was entered ordering the Defendant to purge the contempt by applying for a permit to remove the unsafe structure from the subject property and by paying the previously imposed fine of \$125.00 and service costs of \$50.00 (for a total amount of \$175.00) within thirty (30) days of the date of the Judgment. Defendant shall also pay a fine of \$1,000.00, if the contempt is not purged, and service costs of \$60.00 (for a total amount of \$1,060.00).

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: LTC Enterprises, Inc.

Location: 8144 & 8140 Hog Neck Road, Pasadena, MD 21122

Violation: Clearing and grading without an approved grading permit

DISPOSITION: Case postponed to allow the Defendant more time to complete the application for the grading permit.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Lucky Holdings, LLC

Location: 50 Pebble Drive, Baltimore, MD 21225

Violation: Outside storage of unregistered/inoperable vehicles; No Certificate of Use (active auto repair)

DISPOSITION: This matter appeared in court on May 1, 2025. Defendant's attorney appeared. The parties' joint postponement request was granted and the matter will be reset for August 7, 2025.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Ohikhueme, Timothy & Abegunrin, Funmilola

Location: 7836 B East Shore Road, Pasadena, MD 21122

Violation: Accumulation of stagnant water atop of swimming pool cover which is not being maintained in a clean and sanitary condition

DISPOSITION: This matter appeared in court on May 1, 2025. The case was dismissed in open court as the violation was abated prior to the hearing.

JUDGE: Duden

ATTORNEY: RJC

NAME OF MATTER: Ortiz, Gustavo

Location: 1529 Meyers Station Road, Odenton, MD 21113

Violation: Construction without the required building permit; Grading without the required permit; Working over a Stop Work Order

DISPOSITION: Defendant appeared with counsel. Consent judgment entered ordering Defendant to apply for all necessary plans and permits to abate the violations on the property. The fine is suspended pending compliance.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Profitable Investments LLC

Location: 1459 Berger St. Odenton, MD 21113

Violation: Unsafe Structure

DISPOSITION: This matter appeared in court on May 1, 2025. The case was dismissed in open court as the violation was abated prior to the hearing.

JUDGE: Duden

ATTORNEY: RJC

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: The matter was postponed prior at the County's request to substitute parties for a new owner of the property.

JUDGE: N/A

ATTORNEY: CGR

NAME OF MATTER: Sylvester, Jacqueline

Location: 995 Chestnut Manor Ct, Curtis Bay, MD 21226

Violation: Excessive amount of dog waste on property

DISPOSITION: This matter appeared in court on May 1, 2025. The case was dismissed in open court as the violation was abated prior to the hearing.

JUDGE: Duden

ATTORNEY: RJC

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 May 1, 2025. Defendants appeared. A Mandarin Chinese language interpreter was present in the courtroom. 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