

Code Enforcement Litigation Report

June, 2025

NAME OF MATTER: Bain, Bruce L.

Location: 8457 New Cut Road, Severn, MD 21144

Violation: Grading without a permit and stormwater management plan

DISPOSITION: Defendant's request for postponement was granted. Defendant needs more time to hire a new consultant.

JUDGE: Duden

ATTORNEY: ANH

NAME OF MATTER: Barro, Diakaria

Location: 8140 Mountain View Circle, Pasadena, MD 21122

Violation: Unregistered or Inoperable Vehicle

DISPOSITION: This matter appeared in court on June 10, 2025. Defendant appeared. A consent agreement was entered and Defendant agreed to remove all unregistered or inoperable vehicles within 30 days. Fine of \$250.00 suspended pending abatement of the violation by Defendant within thirty (30) days. Service costs of \$45 imposed. If the violation is not abated within thirty (30) days, fines become due and the County may enter the property and abate the violation at the Defendant's expense.

JUDGE: Butcher

ATTORNEY: RJC

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 June 5, 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 to August 7, 2025.

JUDGE: Duden

ATTORNEY: SL

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 June 5, 2025. A Joint Motion to Postpone Trial Date was filed prior to the hearing. The Motion was granted and signed in open court. The matter has been reset to August 7, 2025.

JUDGE: Duden

ATTORNEY: SL

NAME OF MATTER: Easter, Jeremy

Location: 4945 Bonniewood Drive, Shady Side, MD 20764
Violation: Grading without an approved permit

DISPOSITION: The violations were abated and the citations entered as nolle pros.

JUDGE: Butcher
ATTORNEY: CGR

NAME OF MATTER: Frazier, James

Location: 13 Brooks Terrace Road, Glen Burnie, MD 21060
Violation: Junk

DISPOSITION: This matter appeared in court on June 10, 2025. Defendant failed to appear. Default Judgment was entered against the Defendant ordering the Defendant to abate the violation within thirty (30) days of the date of the Judgment by removing all unregistered/inoperable vehicles from the subject property. Defendant shall pay a fine of \$250.00 and service costs of \$45.00 (for a total amount of \$295.00).

JUDGE: Butcher
ATTORNEY: SL

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:
- Operating a Tree Service Business in a R15 zoned district
- Outside storage of unregistered vehicles
- Oversized vehicles
- No approved Zoning Certificate of Use

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

JUDGE: Duden
ATTORNEY: SL

NAME OF MATTER: Galesville Community Properties Inc.

Location: 1000 Main St. Galesville MD 20765
Violation: Construction of Addition, Interior and Exterior Renovations, No Permit. Violating Posting and Covering of an Unsafe Notice. Non-Compliance of approved Building Permit B02412353

DISPOSITION: The citations were paid and the case was closed.

JUDGE: Butcher
ATTORNEY: CGR

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

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

DISPOSITION: The case was postponed by joint request. The demolition permit for the unsafe structure is still active. The matter has been reset to August 7, 2025.

JUDGE: Duden
ATTORNEY: CGR

NAME OF MATTER: Kamanda, George

Location: 5616 Cliff Side Court, Brooklyn, MD 21225
Violation: Unregistered or Inoperable Vehicles

DISPOSITION: This matter appeared in court on June 10, 2025. Defendant appeared. A consent agreement was entered and Defendant agreed to remove all unregistered or inoperable vehicles within thirty (30) days. Fine of \$250.00 suspended pending abatement of the violation by Defendant within thirty (30) days. Service costs of \$45 imposed. If the violation is not abated within thirty (30) days, fines become due and the County may enter the property and abate the violation at the Defendant's expense.

JUDGE: Butcher
ATTORNEY: RJC

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 June 5, 2025. Defendant's Attorney appeared. The case was dismissed in open court because the violation was abated prior to the hearing.

JUDGE: Duden
ATTORNEY: SL

NAME OF MATTER: Kreamer, John & Smith-Wood, Shannon

Location: 1749 Havre De Grace Dr, Edgewater MD 21037
Violation: Unregistered or Inoperable Vehicles

DISPOSITION: This matter appeared in court on June 10, 2025. Defendants appeared. Identical consent agreements were entered and Defendants agreed to remove all unregistered or inoperable vehicles within seventy (70) days. Fines of \$500.00 each suspended pending abatement of the violation by Defendants within seventy (70) days. Service costs of \$30 each imposed. If the violation is not abated within seventy (70) days, fines become due and the County may enter the property and abate the violation at the Defendants' expense.

JUDGE: Butcher
ATTORNEY: RJC

NAME OF MATTER: Moreau, Jermelet

Location: 7994 Phirne Road E, Glen Burnie, MD 21061

Violation: Unregistered or Inoperable Vehicles

DISPOSITION: This matter appeared in court on June 10, 2025. Defendant failed to appear. A judgment of affidavit was entered requiring Defendant to remove all unregistered or inoperable vehicles within thirty (30) days. Fine of \$250.00 and service costs of \$45.00 imposed. If the violation is not abated within thirty (30) days, the County may enter the property and abate the violation at the Defendant's expense.

JUDGE: Butcher

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 June 5, 2025. The property manager, Valerie Lanahan, appeared on behalf of the Defendant. The parties' joint postponement request was granted and the matter has been reset to August 7, 2025.

JUDGE: Duden

ATTORNEY: SL

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: A Consent Judgment was entered. Defendants were ordered to obtain an electrical permit and inspection within sixty (60) days and complete the building within one (1) year. Fines suspended pending compliance.

JUDGE: Duden

ATTORNEY: ANH

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: Defendant's request for postponement was granted. Defendant needs more time to hire a new consultant.

JUDGE: Duden

ATTORNEY: ANH

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 Motion for Substitution of Parties was granted and the matter was postponed to allow the County to amend the pleadings and serve the new defendant.

JUDGE: Duden

ATTORNEY: CGR

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

Location: 350 North Shore Road, Pasadena MD 21122

Violation: Construction Code Violations

DISPOSITION: The violation was abated and the matter was dismissed.

JUDGE: Duden

ATTORNEY: CGR

NAME OF MATTER: VPGL LLC; Stephen Tilley; Resident Agent

Location: 8021 Stone Haven Drive, Glen Burnie, MD 21060

Violation: Unregistered or Inoperable Vehicles

DISPOSITION: This matter appeared in court on June 10, 2025. Defendant failed to appear. A judgment on affidavit was entered requiring Defendant to remove all unregistered or inoperable vehicles within thirty (30) days. Fine of \$250.00 and service costs of \$30.00 imposed. If the violation is not abated within thirty (30) days, the County may enter the property and abate the violation at the Defendant's expense.

JUDGE: Butcher

ATTORNEY: RJC

NAME OF MATTER: Walker, Joshua & Kronmeyer, Katy

Location: 400 Gillespie Street, Baltimore, MD 21225

Violation: Unregistered or Inoperable Vehicles

DISPOSITION: This matter appeared in court on June 10, 2025. Defendant Joshua Walker failed to appear. The County's postponement request was granted and the matter has been reset to August 12, 2025. The Defendant must remove all unregistered/inoperable vehicles from the subject property by the next hearing date.

JUDGE: Butcher

ATTORNEY: SL

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: Motion to postpone filed prior to court and granted. Matter reset to 8/7/25. Parties have since requested the matter to be reset to October, when all parties are available.

JUDGE: Duden

ATTORNEY: KPK