

Code Enforcement Litigation Report - December, 2025

Matter Name	Violation Type	Violation Street Address	Staff	Note	Judge	Judgment Entered	Service Costs Entered	Suspended Fines
Cao, Charles	Use of the Property for Storage of Inoperable and Unregistered Motor Vehicles	5622 Belle Grove Road Brooklyn Park, MD 21225	SL	Defendant appeared. Consent Judgment was entered with the Court ordering the Defendant to abate the zoning violation within sixty (60) days of the date of the Judgment. All fines were suspended pending compliance. Defendant shall pay service costs of \$45.00.	Johnson	0.00	45.00	1,000.00
Dee Corporation	Grading without a Permit; Failure to Obtain an Approved Stormwater Management Plan; Grading in Nontidal Wetlands and Nontidal Wetland Buffer; Development within Steep Slopes	4444 Lansdale Road Harwood, MD 20776	SL	Defendant's Counsel appeared remotely. The Motion Hearing was continued until January 6, 2026.	Hammond			
Fort Meade Road Properties, Inc., c/o Jeffrey Abarbanel, Resident Agent	Accumulation of rubbish and garbage and rodent harborage.	3396 Laurel Ft. Meade Road Laurel, MD 20724	RJC	These matters appeared in court on December 9, 2025. Defendant's owner or resident agent failed to appear. The Court entered Default Judgments. In the first order, the Court required defendant to remove all rubbish and garbage from the exterior of his property; store all rubbish and garbage in a can with a tight-fitting lid; and keep the exterior of the Subject Property free from any accumulation of rubbish or garbage within thirty (30) days. The Court suspended fines of \$250 pending compliance and imposed service costs of \$35. In the second order, the Court required defendant to keep all structures and exterior property free from rodent harborage and infestation; exterminate all rodents by an approved process not injurious to human health; and take proper precautions to eliminate rodent harborage and prevent re-infestation; and report to the Department of Health regarding recent rodent treatment. The Court suspended fines of \$250 pending compliance and imposed service costs of \$35. If the violation is not abated within thirty (30) days, the County may enter the property and abate the violations at the Defendant's expense.	Spencer	0.00	70.00	500.00

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Inverness Ave., L.L.C.	Failure to Keep Exterior Property Free From Any Accumulation of Rubbish and Garbage	50 Orchard Road	SL	Defendant failed to appear. The County's postponement request was granted and the matter has been reset for January 13, 2026.	Johnson			
Nicholson, Suzette	Use of the Property for Storage of Inoperable and Unregistered Motor Vehicles	31 Deale Road Tracys Landing, MD 20779	SL	Defendant appeared. The parties' joint postponement request was granted and the matter has been reset for January 13, 2026.	Johnson			
Sellman, Thomas & Jannell (deceased)	Zoning - Oversized Vehicles, portable container, no certificate of use	4700 Plummer Lane Lothian, MD 20711	ANH	Case Dismissed. Violations abated.	Shuger			
Staten, John	Use of the Property for Storage of Inoperable and Unregistered Motor Vehicles	4303 Ritchie Highway Brooklyn Park, MD 21225	KDD	This matter appeared in Court on December 9th, 2025. Defendant appeared. A Consent Judgment was entered ordering Defendant to abate the violation within ninety (90) days by removing or properly registering any unregistered and / or inoperable vehicles. If Defendant fails to abate the violation, the County is authorized to abate the violation at the Defendant's expense. A fine of \$250.00 was suspended pending compliance with the Judgment. Service costs of \$45.00 were imposed.	Spencer	0.00	45.00	250.00
Withrow, Sr., Mark S.	Accumulation of garbage and rubbish	507 Luther Road Glen Burnie, MD 21061	RJC	This matter appeared in court on December 9, 2025. Defendant failed to appear. The Court entered a Default Judgment requiring Defendant to remove all rubbish and garbage from the exterior of the property; store all rubbish and garbage in a can with a tight-fitting lid; and keep the exterior of the property free from accumulation of rubbish or garbage within thirty (30) days. The Court entered a fine of \$250 and imposed service costs of \$45. If the violation is not abated within thirty (30) days, the County may enter the property and abate the violation at Defendant's expense.	Spencer	250.00	45.00	0.00

Fines/Fees Assessed: \$ 250.00 \$ 205.00 \$ 1,750.00

Total Number of Cases: 8