

## Code Enforcement Litigation Report - January, 2026

Matter Name	Violation Type	Violation Street Address	Staff	Note	Judge	Judgment Entered	Service Costs Entered
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	The parties' joint postponement request was granted and the Motions Hearing was reset to February 5, 2026 and the trial date has been reset to March 5, 2026. The parties are actively working on an overall settlement agreement.	Hammond		
Inverness Ave., L.L.C.	Failure to Keep Exterior Property Free From Any Accumulation of Rubbish and Garbage	50 Orchard Road Glen Burnie, MD 21060	SL	The co-owner of the subject property appeared on behalf of the Defendant. The violation was abated prior to the hearing. Per the County's request, the Court entered a nolle pros for the citation case.	Hammond		
Jacobs, Rebecca J. (nee Jones)	Grading: failure to comply with plans, creating source of offsite erosion, violating notice/order of Department	1424 E West Shady Side Shady Side, MD 20764	CGR	Three citations were called for trial and the defendant failed to appear. Judgments on affidavit were entered in each case.	Hammond	1,500.00	0.00
Ladd, Kevin D. & Gita	Unregistered vehicles	206 Granada Road Pasadena, MD 21122	RJC	This matter appeared in court on January 13, 2026. Defendants failed to appear. The Court entered a Judgment on Affidavit drafted by the County for each citation. Defendants to tag or remove all unregistered vehicles, including boats and trailers, from the property within thirty (30) days. If the violation is not abated within thirty (30) days, the County may enter the property and abate the violation at the Defendants' expense, and the Defendants forfeit rights to the vehicles and trailers. The court imposed fines of \$1,000 each for the zoning violations and imposed service costs of \$45 for Gita Ladd and \$15 for Kevin Ladd to be paid to the Anne Arundel County Office of Planning and Zoning.	Hammond	2,000.00	60.00
Nicholson, Suzette	Use of the Property for Storage of Inoperable and Unregistered Motor Vehicles	5622 Belle Grove Road Brooklyn Park, MD 21225	SL	Defendant failed to appear. The violations were abated prior to the hearing. Per the County's request, the Court entered a nolle pros for both citation cases.	Hammond		
Quiza Management, LLC (Injunction), sued: Warfield Community Association, Inc.	Accumulation of garbage and rubbish	Arwell Court Severn, MD 21144	ANH	Defendant failed to appear. Default judgment was entered ordering defendant to pay a fine of \$250 and abate the violation within thirty (30) days	Lipman	250.00	
Stepp, John P. III & Rettman, Cindy M.	Sanitation (excessive accumulation of dog waste)	6317 W. Furnace Branch Road Glen Burnie, MD 21061	RJC	This matter appeared in court on January 13, 2026. The County entered nolle prosequi for the Defendants' citations because Defendants abated the violation.	Hammond	0.00	0.00

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Wright, Gloria L.	Zoning, 18-17-101, Junk	7939 Trafalgar Court Severn, MD 21144	RJC	This matter appeared in court on January 13, 2026. The County entered nolle prosequi for the Defendant's citations as the Defendant is deceased.	Hammond	0.00	0.00
Zimmerman, Barbara A.	Property Maintenance Code, 303.1 Swimming Pools (stagnant water)	232 Sycamore Road Linthicum, MD 21090	RJC	This matter appeared in court on January 13, 2026. The County entered nolle prosequi for the Defendant's citations as the Defendant is deceased.	Hammond	0.00	0.00

Fines/Fees Assessed: \$ 3,750.00 \$ 60.00

Total Number of Cases: 9