

Office of Administrative Hearings for Baltimore County
105 West Chesapeake Avenue Suite 103
Towson, Maryland 21204

In the Matter of

Civil Citation No. 109686

John Podles
109 Oak Avenue
Baltimore, MD 21219

2621 Brannan Avenue

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on May 16, 2012 for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 13-7-310(a), failure to remove all trash, junk and debris on residential property.

On May 1, 2012, pursuant to § 3-6-205, Baltimore County Code, Inspector Daniel O'Neil issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars).

The following persons appeared for the Hearing and testified: John Podles, Respondent and owner and, Daniel O'Neil, Baltimore County Code Enforcement Officer.

Testimony was presented that upon a complaint, an inspection of the subject was carried out on 4/30/12, revealing the presence of considerable junk, trash and debris. A Citation was issued, mailed and posted. Photos were taken by the inspector and offered as evidence. A pre-hearing inspection on 5/14/12 noted that with some limited issues, the property was in compliance. The Respondent testified that the property was and would remain in compliance.

Having heard the testimony and evidence presented at the Hearing:

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars).

IT IS FURTHER ORDERED that \$975.00 of the \$1,000.00 civil penalty be suspended, with an immediate \$25.00 fine imposed at this time.

IT IS FURTHER ORDERED that the remaining \$975.00 civil penalty will be imposed if the subject property is not brought into compliance pursuant to this Order.

IT IS FURTHER ORDERED that if the subject property is brought into compliance pursuant to this Order, the remaining \$975.00 civil penalty will be imposed if there is a subsequent finding against the Respondent for the same violation.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 22 day of May 2012

Signed: _____
Lawrence M. Stahl
Managing Administrative Law Judge

NOTICE: Pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent or Baltimore County may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$225.00 and the posting of security in the amount of the penalty assessed.