

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

In the Matter of
Silvio Serrano
Respondents

Civil Citation No. 107848
7015 Dunbar Road

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

This matter came before the Administrative Law Judge on May 9, 2012 for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 13-7-310, Baltimore County Zoning Regulations (BCZR) section 428, failure to remove all junk, trash and debris, failure to tag or remove untagged vehicle on residential property.

On April 10, 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 \$1000.00 (one thousand dollars).

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

Testimony was presented that upon a citizen complaint, an inspection of the subject property on 3/26/12 revealed the presence of an untagged vehicle on the site, as well as various items of junk, trash, and debris. A Correction Notice was issued. A re-inspection of the property on 4/16/12 noted that the original untagged vehicle which was the subject of the 3/26/12 Correction Notice had been removed, but that there was now a different untagged vehicle on the site. A Citation was issued, mailed and posted. A pre-hearing inspection on 5/7/12 noted that all untagged vehicles had been removed but that significant junk, trash, and debris remained. Photos of the violations were taken and submitted as evidence. The Respondent offered an explanation but did not contest the Inspector's testimony.

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 \$1000.00 (one thousand dollars).

IT IS FURTHER ORDERED that \$500.00 of the \$1000.00 civil penalty be suspended, with an immediate \$500.00 fine imposed at this time.

IT IS FURTHER ORDERED that the remaining \$500.00 civil penalty will be imposed if the subject property is not brought into immediate compliance pursuant to this Order.

IT IS FURTHER ORDERED that if the subject property is brought into compliance pursuant to this Order, the remaining \$500.00 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 15 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.