

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

In the Matter of

Civil Citation No. 112569

John Welsh, Jr.
1312 Shawnee Court
Millersville, MD 21108

7929 Eastdale Road

Respondents

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

This matter came before the Administrative Law Judge on June 27, 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, debris from property.

On June 2, 2012, pursuant to § 3-6-205, Baltimore County Code, Inspector David Gainie 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 \$500.00 (five hundred dollars).

The following persons appeared for the Hearing and testified: Mary Jo Whelan, Respondent and local agent and, David Gaines, Baltimore County Code Enforcement Officer.

Evidence was presented that, upon a citizen complaint, an inspection of the subject property on 6/2/12 revealed the presence of furniture and weeds on the site.. A Correction Notice was issued. On 6/9/12, a re-inspection of the property noted no change and a Citation was issued, mailed and posted. The Inspector presented supporting photographs, which were shown to the Respondent. The Respondent was represented by their agent, who offered an explanation but did not contest the allegations. She noted that at this time, she only represents the Respondents only for two of their eight properties. This property has had violations each of the last three years.

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 \$500.00 (five hundred dollars).

IT IS FURTHER ORDERED that \$350.00 of the \$500.00 civil penalty be suspended, with an immediate \$150.00 fine imposed at this time.

IT IS FURTHER ORDERED that the remaining \$150.00 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 \$150.00 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 5 day of July 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.