

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

In the Matter of

Civil Citation No. 107641

Raymond & Elsie Ludlow
C/o Jan Ludlow
6533 Gildar Street
Alexandria, VA 22310

2604 Harwood 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 13, 2012 for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 13-7-112, 115, 310, 312, 402; 35-2-404: failure to repair/replace deteriorate roof/shingles, failure to repair/replace defective gutters and downspouts, failure to repair deck railings and shed, failure to maintain grass and remove tree debris on residential property.

On May 17, 2012, pursuant to § 3-6-205, Baltimore County Code, Inspector Kim Wood 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 \$4,000.00 (four thousand dollars).

The following persons appeared for the Hearing and testified: Jan Ludlow, Respondent and, Kim Wood, Baltimore County Code Enforcement Officer.

Testimony was presented that upon a complaint, an inspection of the subject property was carried out on 3/15/12, revealing damaged roof shingles, gutters and downspouts in need of repair, a deteriorating deck railing and shed roof, as well as miscellaneous debris on the ground. A re-inspection on 4/16/12 showed no change and a Correction Notice was issued for all of the above repairs. A subsequent inspection of the site on 5/17/12 noted no change, and a Citation was issued, mailed and posted. A pre-hearing inspection also showed no change. The Respondent resident, daughter of the owner, testified that she has been experiencing a number of health related difficulties and is under

medication. She does understand the need to bring the property into 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 \$1,500.00 (one thousand five hundred dollars).

IT IS FURTHER ORDERED that \$1,500.00 civil penalty be suspended in full.

IT IS FURTHER ORDERED that the remaining \$1,500.00 civil penalty will be imposed if the subject property is not brought into compliance by August 13, 2012.

IT IS FURTHER ORDERED that if the subject property is brought into compliance pursuant to this Order, the remaining \$1,500.00 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 19 day of June 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.