

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

In the Matter of

Civil Citation No. 114142

Jeanne Nandjou

7708 Hillsway 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 July 25, 2012 for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 13-4-201(d); 13-7-305, 306: failure to store trash in cans with tight fitting lids; failure to remove rat infestation on residential property.

On July 10, 2012, pursuant to § 3-6-205, Baltimore County Code, Inspector Jeff Radcliffe 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 \$400.00 (four hundred dollars).

The following persons appeared for the Hearing and testified: Jeanne Nandjou, Respondent and, Jeff Radcliffe, Baltimore County Code Enforcement Officer.

Testimony was presented that upon a civilian complaint, an inspection of the above noted property was carried out on 6/20/12, revealing the presence of tall grass and weeds, garbage cans without proper lids, and evidence of rat infestation. A Correction Notice was issued. Photographs were taken and entered into evidence. A Correction Notice was issued. A re-inspection of the property was carried out on 7/10/12, noting that the grass had been cut but that there was still a trash can in use without a proper lid and no anti-rat steps had been taken. A Citation was issued, mailed and posted. A pre-hearing inspection of the site on 7/23/12 noted that although there was now a trash can with a proper lid being used, there was still no evidence of anti rat activities. The Respondent testified that this was the first time he had dealt with a rat situation but had taken steps to resolve his difficulties.

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 \$400.00 (four hundred dollars).

IT IS FURTHER ORDERED that \$325.00 of the \$400.00 civil penalty be suspended, with an immediate \$75.00 fine imposed at this time.

IT IS FURTHER ORDERED that the remaining \$325.00 civil penalty will be imposed if the subject property is not brought into compliance pursuant to this Order by August 23, 2012.

IT IS FURTHER ORDERED that if the subject property is brought into compliance pursuant to this Order, the remaining \$325.00 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 17 day of August 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.