

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

In the Matter of

Civil Citation No. 106306

8604 Harford Road, LLC
C/o Jerry S. Sopher
1505 Whetstone Way, Suite T100
Baltimore, MD 21230

8604 Harford 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 April 25, 2012 for a Hearing on a citation for violations under the Baltimore County Zoning Regulations (BCZR) section 230, 230.3, 4B-102, 3-5A-01, operation of a massage establishment in a BL zone, operation of a brothel in a BL zone, living quarters in a BL zone without the approval of a Special Exception.

On March 15, 2012, pursuant to § 3-6-205, Baltimore County Code, Inspector Robyn Clark 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 \$16,000.00 (sixteen thousand dollars).

The following persons appeared for the Hearing and testified: Hunter Piel, Esquire, Respondent and, Jerry Chen, Baltimore County Code Enforcement Officer.

Testimony was presented that a police raid was carried out on the subject property on 2/7/12, revealing an illegal massage parlor, living quarters, and a brothel. No licensed therapists or evidence of licensed therapists were found at the site. On 3/15/12 a Citation was issued, mailed and posted. Counsel for the Respondent corporate owners offered that the owners at no time knew of the use to which the subject property was being used. The property is now vacant, in compliance, and Counsel

assured the Court that the property would be kept 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 \$5,000.00 (five thousand dollars).

IT IS FURTHER ORDERED that the \$5,000.00 civil penalty be suspended in full.

IT IS FURTHER ORDERED that the remaining \$5,000.00 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 \$5,000.00 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 1 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.