

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

In the Matter of

Civil Citation No. 118524

Carol Ann Leake  
6391 Rowanberry Dr., Apt 312  
Elkridge, MD 21075

1300 Ingleside 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 October 31, 2012 for a Hearing on a citation for violations under the Baltimore County Zoning Regulations (BCZR) section 101; 102.1; 1B01.1D: Failure to remove open dump; Failure to remove tree debris from residential property.

On October 10, 2012, pursuant to § 3-6-205, Baltimore County Code, Inspector Chip Raynor issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1<sup>st</sup> 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: Carol Ann Leake, Respondent and previous owner and, Chip Raynor, Baltimore County Code Enforcement Officer.

Testimony was presented that upon an inspection of a vacant property on 9/26/12, the Inspector issued a Correction Notice for open dump conditions and considerable tree debris. On 10/10/12, a Citation was issued as noted above. The listed Respondent appeared and testified that she had been out of the subject property for 18 months as a result of a bankruptcy, and that GMAC Mortgage Company now held title. She produced supporting documentation.

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 Baltimore County is hereby authorized to send contractors to enter upon the subject property and correct all violations therein; the costs and expenses arising therefrom to be the responsibility of, and be assessed against the Respondent

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 November 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.