

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

In the Matter of

Civil Citation No. 121366

Gina Blumenfeld

1153 Circle Drive

Respondent

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

This matter came before the Administrative Law Judge on February 13, 2013 for a Hearing on a citation for violations under the Baltimore County Code (BCC) sections 13-7-309; 13-7-310, 312: Failure to clean up animal feces immediately; Failure to remove junk, trash and debris on residential property.

On January 29, 2013, pursuant to BCC § 3-6-205, Inspector Phillip Mills 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 \$6,500.00 (Six thousand five hundred dollars).

The following persons appeared for the Hearing and testified: Gina Blumenfeld, Respondent, and Phillip Mills, Baltimore County Code Enforcement Officer.

Evidence was presented that upon a citizen complaint an inspection of the subject property was carried out on 12/12/12, revealing the presence of significant amounts of animal feces, open dump conditions and considerable miscellaneous junk, trash and debris. A Correction Notice was issued. A re-inspection on 1/29/13 noted that the feces and junk, trash and debris remained on the site. A pre-hearing inspection noted no change. Photographs taken by the inspector in the course of his investigation were entered into evidence. The Respondent testified that she suffers from PTSD, panic disorder and depression. She is on disability, and by her own admission cannot function to clean up the property.

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 \$1,000.00 (One thousand dollars).

IT IS FURTHER ORDERED that the \$1,000.00 civil penalty be suspended in full.

IT IS FURTHER ORDERED that the remaining \$1,000.00 civil penalty will be imposed if the subject property is not brought into compliance pursuant to this Order.

IT IS FURTHER ORDERED THAT Baltimore County shall be 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 the subject property is brought into compliance pursuant to this Order, the remaining \$1,000.00 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.

ORDERED this \_\_\_19\_\_\_day of February 2013

Signed: Original 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.