

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

In the Matter of

Civil Citation No. 120354

Judy Yu

105 Galewood Road

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 12, 2013 for a Hearing on a citation for violations under the Baltimore County Code (BCC) sections 35-5-208, Baltimore County Zoning Regulations (BCZR) section 315.3: Failure to properly repair the leaking rear porch roof; Failure to remove illegally parked storage trailer from the front driveway on residential property.

On January 15, 2013, pursuant to BCC § 3-6-205, Inspector Paul Cohen 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 \$2,500.00 (Two thousand five hundred dollars).

The following persons appeared for the Hearing and testified: Judy Yu, Respondent, Magan Davidson-Nadwodny, complainant and, Paul Cohen, Baltimore County Code Enforcement Officer.

This is a companion case to Civil Citation No. 120354 which was heard at the same time. Testimony was presented by the Inspector that based upon a complaint by a tenant an inspection was carried out on the subject property on 11/15/13, revealing a defective fence and rear porch, which was also leaking. A Correction Notice was issued on 11/19/13. A subsequent inspection on 11/24/13 noted that the fence had been repaired, but that the porch roof remained unchanged. A further inspection on 1/3/13 noted that a hole had been cut in the porch roof ceiling. In addition, a travel trailer was now on the property, improperly located to the front of the property. The Respondent contacted the Inspector on 1/8/13 to inform him that the roof had been repaired and steps were being taken to remove the tenant and their trailer from the property. On 1/13/13 another inspection noted that although there was a downspout draining water from the roof, its underside was still not repaired and the trailer had not been moved. Accordingly, a Citation for both items was issued, mailed and posted. A pre-hearing inspection on 2/8/13 noted no change to the site. The Respondent acknowledged the need to complete

the roof repairs per the Code and both the Respondent and tenant committed to seeing that the trailer was removed,

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 \$800.00 of the \$1,000.00 civil penalty be suspended, with an immediate \$200.00 fine imposed at this time.

IT IS FURTHER ORDERED that the remaining \$800.00 civil penalty will be imposed if the subject property is not brought into complete compliance by March 14, 2013.

IT IS FURTHER ORDERED that if the subject property is brought into compliance pursuant to this Order, the remaining \$800.00 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.