

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

In the Matter of

Civil Citation No. 120975

Basha Jordan  
Pia Jordan

3205 Green Knoll 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 January 23, 2013 for a Hearing on a citation for violations under the Baltimore County Zoning Regulations (BCZR) sections 101, 102.1, 1B01.1, and 100.6: keeping horses on less than three acres of land on residential property.

On January 10, 2013, pursuant to § 3-6-205, Baltimore County Code, Inspector David Janiszewski issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondents 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 \$1,000.00 (One thousand dollars).

The following persons appeared for the Hearing: Jason Vettori, Esquire, on behalf of Respondents, Thomas Price, a neighbor and complainant, and David Janiszewski, Baltimore County Code Enforcement Officer.

Mr. Janiszewski and the complainant stated that the Respondents kept horses on the premises, and that occasionally, due to defective fencing, the horses got out of their enclosures and wandered through the neighborhood. Mr. Vettori, who had just been retained by the Respondents, agreed the BCZR requires three acres of property in this scenario, and that his clients' lot does not satisfy that requirement. As such, counsel indicated that his clients would soon file for variance relief, which if granted would "legitimize" the existing conditions.

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, for 90 days.

IT IS FURTHER ORDERED that the suspended \$1,000.00 civil penalty will be imposed if the subject property is not brought into compliance (by grant of variance relief or removal of the horses) within 90 days of the date of this Order.

ORDERED this \_\_\_28\_\_\_ day of January, 2013.

Signed: Original Signed  
John E. Beverungen  
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.