

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

In the Matter of

Civil Citation No. 122026

Troy Young  
2645 Smallwood Drive  
Abingdon, MD 21009

1751 Hilltop Avenue

Respondent

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 Code (BCC) sections 13-7-310, 13-7-312, and 13-4-201: failure to remove all accumulation of leaves, trash, rubbish, etc.; failure to remove all lumber to eighteen inches off the ground; and failure to place all garbage in cans with tight lids on residential property.

On January 14, 2013, pursuant to BCC § 3-6-205, Inspector George Williams 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 \$1,800.00 (One thousand eight hundred dollars).

The following persons appeared for the Hearing and testified: Michael Dawson, (a tenant at the property) Respondent, and George Williams, Baltimore County Code Enforcement Officer.

Mr. Williams testified that the County has received numerous calls and complaints concerning the subject property, especially regarding the presence of trash and garbage in the street on trash collection days. Photos were submitted which substantiated the alleged violations. Mr. Dawson testified that the garbage collectors would not take his cans, claiming they filled with rain water. To remedy that situation, Mr. Dawson testified that he drilled holes into the bottom of the trash cans, and he indicated he was unaware that county law required a tight fitting lid on trash containers.

1751 Hilltop Road

Page 2

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 \$1,500.00 (One thousand five hundred dollars).

IT IS FURTHER ORDERED that \$1,400.00 of the \$1,500.00 civil penalty be suspended, with an immediate \$100.00 fine imposed at this time.

IT IS FURTHER ORDERED that the remaining \$1,400.00 civil penalty will be imposed if the subject property is not brought into compliance within 30 days of the date of this Order.

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 \_\_\_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.

JEB/sma