

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

In the Matter of

Civil Citation No. 124523

Belle Property Management, LLC
102 Goucher Terrace

2132 Willow Spring 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 March 20, 2013 for a Hearing on a citation for violations under the Baltimore County Code (BCC) sections 13-4-201(d): Garbage not stored in container(s) with tight fitting lids on residential property.

On February 26, 2013, pursuant to BCC § 3-6-205, Inspector Dave Goodwich issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$250.00 (Two hundred fifty dollars).

The following persons appeared for the Hearing and testified: Irvin Huang, Respondent, and Adam Whitlock and Dave Goodwich, Baltimore County Code Enforcement Officers.

Evidence was presented that in the course of a HUD inspection of this eighty-eight unit development, the presence of garbage cans without tight fitting lids and at least two dumpsters with overflowing garbage were noted. A Citation was issued, mailed and posted. Photographs taken by the Inspector were admitted into evidence. The Respondent testified that he has fired his Property Manager and is overseeing the property himself. He states that Waste Management Company is now picking up dumpsters twice weekly. He was advised that the size of the dumpsters and/or the frequency of the pickups were in need of adjustment. He agreed to resolve the issue immediately.

Having heard the testimony and evidence presented at the Hearing:

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IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$250.00 (Two hundred fifty dollars).

IT IS FURTHER ORDERED that the subject property must be brought into compliance pursuant to this Order by April 5, 2013.

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 ___26___ day of March 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.

LMS/sma