

IN THE MATTER OF  
GREENSPRING JOPPA FALLS, LLC  
LEGAL OWNER AND PETITIONER FOR  
SPECIAL VARIANCE ON THE PROPERTY  
LOCATED AT 2310 WEST JOPPA ROAD  
(Greenspring Manor)

8<sup>th</sup> Election District  
3<sup>rd</sup> Council District

\* BEFORE THE  
\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* Case No.: 21-250-ASA

\* \* \* \* \*

**RULING**

This matter comes to the Board of Appeals of Baltimore County (the “Board”) on appeal of the Amended Combined Development Plan and Zoning Opinion and Order After Motion for Reconsideration Hearing (“the Amended Order”) dated April 17, 2024, by Administrative Law Judge (“ALJ”) Maureen E. Murphy.

Owner and Developer of Greenspring Manor Development, Greenspring Joppa Falls, LLC, is represented by Adam M. Rosenblatt, Esquire and Christopher D. Mudd, Esquire of Venable LLP. Appellants and Protestants Valleys Planning Council, Inc., Falls Road Community Association, Inc., Heatherfield Community Association, Seminary Ridge Owners Association, Boxwood Homeowners Association, Jim Gary and Dan Radebaugh and the Meadows of Greenspring Homeowners Association, Inc., are all represented by Michael R. McCann, Esquire. Michael T. Wyatt, Esquire appeared *pro se* on behalf of himself and Courtney C. Wyatt. Deputy People’s Counsel for Baltimore County, Carole S. Demilio also participated.

The Board heard the Development Plan (CBA-24-030) portion of this matter on June 11, 2024, at which time the parties agreed that the Board could bifurcate the case, and rule on the Development Plan and related issues, then separately consider the zoning Petition for Special Variance. At the conclusion of the Development Plan case, the Board commenced the hearing on

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the Special Variance, hearing testimony from two witnesses; one employed by Baltimore County, the other employed by State Highways Administration. The Board publicly deliberated the Development Plan case on July 30, 2024. The Board's Opinion and Order denying the Development Plan was issued on August 14, 2024. Additional hearing dates on the Special Variance were scheduled before the Board on August 21, 2024 and August 28, 2024.

After public deliberation on the Development Plan, Counsel contacted the Board by email regarding whether the Special Variance case would be proceeding as scheduled. The Board requested Motions from Counsel with their respective stances. Mr. Wyatt and Mr. McCann filed Motions to Dismiss the Special Variance. While Mr. Rosenblatt and Ms. Demilio filed Motions to Postpone the Special Variance.

The Board convened for argument on the Motions on August 21, 2024 and held a public deliberation immediately thereafter.

After hearing argument, the Board determined that a postponement is in the interest of judicial economy and will not prejudice any party. The Board unanimously agreed to postpone the Petition for Special Variance pending the final outcome of the Development Plan in case number CBA-24-030, at which time this matter will be set in for a hearing on the merits, if necessary, and a final opinion issued thereupon.

### **ORDER**

**THEREFORE, IT IS THIS** 10th day of September, 2024, by the Board of Appeals of Baltimore County,

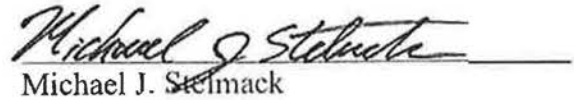
**ORDERED** that the Motions to Dismiss are hereby **DENIED**; and it is further

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(Greenspring Manor)  
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**ORDERED** that the continuation of the hearing on Petition for Special Variance shall be **POSTPONED** pending a final determination of the Development Plan in case number CBA-24-030.

**BOARD OF APPEALS  
OF BALTIMORE COUNTY**

  
Deborah Dopkin, Panel Chair

  
Michael J. Stelmack

  
William H. Paulshock, Sr.



## Board of Appeals of Baltimore County

JEFFERSON BUILDING  
SECOND FLOOR, SUITE 203  
105 WEST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
410-887-3180  
FAX: 410-887-3182

September 10, 2024

Adam M. Rosenblatt, Esquire  
Christopher D. Mudd, Esquire  
Venable LLP  
210 West Pennsylvania Avenue, Suite 500  
Towson, Maryland 21204

Michael R. McCann, Esquire  
118 W. Pennsylvania Avenue  
Towson, Maryland 21204

Michael T. Wyatt, Esquire  
Wyatt & Gunning LLC  
100 W. Pennsylvania Avenue, Suite 10  
Towson, Maryland 21204

Office of People's Counsel  
The Jefferson Building, Suite 204  
105 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: In the Matter of: *Greenspring Joppa Falls, LLC – Legal Owner/Developer*  
*(Greenspring Manor)*  
Case No.: 21-250-ASA

Dear Counsel:

Enclosed please find a copy of the Ruling issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Pursuant to the enclosed, this Ruling is not a final decision of the Board of Appeals for Baltimore County and does not constitute an appealable event at this time. This matter will be held open on the Board's docket until such time as a final opinion can be issued.

If you have any questions, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Sunny Cannington".

Krysundra "Sunny" Cannington  
Executive Secretary

KLC/taz  
Enclosure  
Multiple Original Cover Letters

c: See Distribution List following

In the matter of: Greenspring Joppa Falls, LLC – Legal Owner/Developer  
(Greenspring Manor)

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Distribution List

September 10, 2024

Russell Powell/Greenspring Joppa Falls, LLC  
Courtney C. Wyatt and Michael T. Wyatt  
Renee Hamidi, Executive Director/Valleys Planning Council, Inc.  
Harold Burns/Falls Road Community Association, Inc.  
Karen McGraw/The Meadows of Greenspring HOA  
Dean Merritt/Heatherfield Community Association  
Scott Andrzejewski/Seminary Ridge Owners Association  
Jay Weiss/Boxwood Homeowners Association  
Jim Gary  
Dan Radabaugh  
Doug Sachse, Esquire  
Michael Tanczyn, Esquire  
Fred Hallahan  
James and Susan Weiss  
Matthew Bishop, PLA/Kimley-Horn & Associates  
Maureen E. Murphy, Chief Administrative Law Judge  
Stephen Lafferty, Director/Department of Planning  
Horacio Tablada, Director/DEPS  
Lloyd Moxley, Development Manager/PAI  
C. Pete Gutwald, Director/PAI  
James R. Benjamin, Jr., County Attorney/Office of Law