

IN THE MATTER OF
GREENSPRING JOPPA FALLS, LLC
Legal Owner and Developer of the property
located at 2310 West Joppa Road
(Greenspring Manor)

8th Election District
3rd Council District

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case Nos.: CBA-24-030
and 21-250-ASA

* * * * *

RULING ON MOTION FOR RECONSIDERATION AND REMAND

This matter comes to the Board of Appeals of Baltimore County (the “Board”) on Developer's Motion for Reconsideration and Remand dated September 10, 2024, filed by Owner/Developer, asking this Board to reconsider its Order of August 24, 2024 and remand these matters to the Administrative Law Judge ("ALJ"), so Developer could voluntarily withdraw and request dismissal of the Development Plan and accompanying Petition for Special Variance.

Owner and Developer of the 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 Home Owners Association, Jim Gary and Dan Radebaugh and the Meadows of Greenspring, are all represented by Michael R. McCann, Esquire. Michael T. Wyatt, Esquire appeared *pro se* on behalf of himself and Courtney C. Wyatt. Interim People’s Counsel, Emily Jolicoeur, Esquire also participated.

Protestants and People's Counsel filed responses to Developer's Motion.

A virtual public deliberation was held on Tuesday, October 15, 2024.

The Board found the argument filed by Protestant Wyatt persuasive. Despite Developer's argument for reconsideration, the Board found no new evidence or change in law that would warrant a reconsideration under its Rule 12. Further, the Board found that Developer could withdraw its case and request dismissal at the Board level.

Conclusion

Accordingly, the Board unanimously finds none of the issues raised warrant a Reconsideration or a Remand to the Administrative Law Judge, and therefore, the Developer's Motion shall be denied.

ORDER

THEREFORE, IT IS this 24th day of October, 2024, by the Board of Appeals of Baltimore County,

ORDERED that Developer's Motion for Reconsideration and Remand is hereby **DENIED**.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Deborah Dopkin, Panel Chair


Michael J. Stelmack


William H. Paulshock, Sr.



Board of Appeals of Baltimore County

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October 24, 2024

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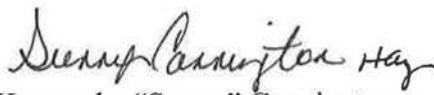
RE: In the Matter of: *Greenspring Joppa Falls, LLC – Legal Owner/Developer*
(*Greenspring Manor*)
Case No.: CBA-24-030 and 21-250-ASA

Dear Counsel:

Enclosed please find a copy of the Ruling on Motion for Reconsideration and Remand issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,


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)

Case No.: CBA-24-030 and 21-250-ASA

Distribution List

October 24, 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