Comments for 2020 CZMP Planning Board Hearing For Issue 2-012

Good evening, and thank you members of the Planning Board for your time. I am Michael Greenspun and I represent Woodley Property Partners, which owns two properties covered by downzoning request 2-012. I am here to speak against the proposed zoning change from DR 3.5 to DR 2. First, as a matter of housekeeping, one property at 18 Woodley Ave. was properly sign posted as required for this hearing, but the other, 22 Woodley, was never posted. Next I will point out that Baltimore County staff does **not** support the requested zoning change in their analysis.

And finally, these properties are part of a proposed 13 lot development, Woodley Park, which is currently going through the development approval process. It was recommended for approval by every reviewing agency and department of Baltimore County, yet the Administrative Law Judge at the Hearing Officer's Hearing denied our Development Plan. In our opinion, as a brand new ALJ, he let community opposition dictate his ruling, and thus mistakenly ignored years of precedence and reinterpreted codes and laws to suit his purpose of denying our plan.

Therefore, we have filed an appeal to this decision, which will be heard next week on March 10 by the Board of Appeals. We feel this appeal is crucial not just for the sake of our project, but for the very future of development plans in the County. If this ALJ ruling is allowed to stand, it would portend a dim future of stagnation and diminished economic development. Furthermore, the People's Counsel for Baltimore County has decided that it would like to Join and/or Intervene in this appeal, as a result of what it has deemed "significant zoning and Master Plan conflict issues," in order to defend the ALJ's decision.

I do not believe that it would be appropriate or fair to use the CZMP process to downzone these properties while the development plan is still proceeding through the approval process. The People's Counsel and I both feel there are very important issues raised by this ALJ decision that need to be addresses and resolved. If the properties were downzoned, it would render the current development plan moot and end the project's journey through the court system, thus denying all of us a judicial resolution. Lastly, the nearly $100,000 I have spent to date on engineering, processing and legal fees for this project would become a complete waste, not because of judicial proceedings, but due to a legislative decree.

Thank you.