



Howard County Board of Appeals

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

MINUTES

December 5, 2024

BA 809D – Trinity Homes Maryland, LLC Hybrid Hearing (Banneker Room and Webex)

Board Members Present:

Gene Ryan, Chair
Felita Phillips, Vice Chair
Lynn Foehrkolb
Robbyn Harris
Jean Xu

Staff:

Kel Berg
Kiasten Miller
Barry Sanders

Call to order at: 9:05 a.m.

Administrative Matters

Approval of Minutes – November 14, 2024
Motion – Lynn Foehrkolb, 2nd Robbyn Harris
Unanimously approved. The motion passed.

BA 809D – Trinity Homes Maryland, LLC

Appeal of Hearing Examiner's Decision and Order dated August 20, 2024 (9060 Upton Road, Ellicott City, MD 21042).

All members present confirmed that they completed a site visit of the subject property.

Opening statement by Tom Coale, Esquire on behalf of Petitioner.

Opening statement by Margaret Gahagan, Opposition.

Witnesses for the Petitioner:

Robert Vogel
Michael Pfau

Petitioner Exhibits:

Exhibit 1 – Site Plan – Maple Grove

Direct examination of Mr. Vogel by Tom Coale.

Cross-examination of Mr. Vogel by Margaret Gahagan.

Board member questions for Mr. Vogel.

Recess

Continuation of Board member questions for Mr. Vogel.

Follow up questions for Mr. Vogel by Margaret Gahagan.

Direct examination of Mr. Pfau by Tom Coale.

Cross-examination of Mr. Pfau by Margaret Gahagan.

Board member questions for Mr. Pfau.

End of Petitioner's case.

Opposition's case.

Testimony from Margaret Gahagan.

Board member questions for Ms. Gahagan.

End of Opposition's case.

Closing argument by Tom Coale.

Closing argument by Margaret Gahagan.

Recess

Deliberations:

Board enters into deliberations for case BA 809D Trinity Homes Maryland, LLC.

Vote:

In the matter of BA 809D Trinity Homes Maryland, LLC on the appeal Petition of Hearing Examiner's Decision and Order dated August 20, 2024 the Board will vote to grant or deny.

Grant: Board Members Foehrkolb, Harris, Philips and Ryan. Deny: Board Member Xu.

The Board granted BA 809D Trinity Homes Maryland, LLC on the appeal Petition of Hearing Examiner's Decision and Order dated August 20, 2024.

The Board adjourned at 12:54 p.m.

MINUTES APPROVED

Kel Berg 12/19/2024

