



# Howard County Board of Appeals

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

## MINUTES

June 26, 2025

### BA 24-022C – Charles Siperko Hybrid Hearing (Banneker Room and Webex)

#### Board Members Present:

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

#### Staff:

Kel Berg  
Tsega Girma Kyere  
Kiasten Miller

Call to order at: 9:29 a.m.

#### Administrative Matters

Approval of Minutes – June 5, 2025

Motion – Lynn Foehrkolb, 2<sup>nd</sup> Felita Phillips

*Unanimously approved. The motion passed.*

#### BA 24-022C – Charles Siperko (continued from May 1, 2025 and June 5, 2025)

Appeal of Hearing Examiner's Decision and Order dated March 3, 2025 (6717 Mink Hollow Road, Highland, MD 20777).

#### *Preliminary Matters to be considered by the Board:*

- Motion for Reconsideration, filed by G. Macy Nelson, Esquire, on behalf of Citizen Protestants on June 9, 2025, with an amended Certificate of Service filed on June 10, 2025.
- Response to Motion for Reconsideration, filed by Sang Oh, Esquire on behalf of Petitioner on June 16, 2025.

Motion to deny Motion for Reconsideration by Gene Ryan, 2<sup>nd</sup> Lynn Foehrkolb  
*Unanimously denied. The motion passed.*

Standards of criteria of Conditional Use explained by Ms. Girma Kyere.

Continuation of the case.

**Witnesses for the Petitioner:**

Robert Vogel  
Jeffrey Straw  
Charles Siperko

Direct examination of Robert Vogel by Sang Oh.

**Petitioner Exhibits:**

Exhibit 1 (*Revised*) – Revised Conditional Use Plan (March 2025)  
(A) – Black and White  
(B) – Colored

Exhibit 10 – Jeffrey Straw Curriculum Vitae  
Exhibit 11 – GeoSonics Report (June 3, 2025)  
Exhibit 12 – Blue Shock Race Report  
Exhibit 13 – Sound Attenuation Calculator Document  
Exhibit 14 – Aerial Photograph of Race Track and the Vicinity

Cross-examination of Mr. Vogel by G. Macy Nelson.

**Protestants' Exhibits:**

Exhibit 2 – 2022 Aerial Photograph of Property and the Vicinity  
Exhibit 3 – Screenshot of HoCo Interactive Map with Subject Property  
Exhibit 4 – Screenshot of HoCo Interactive Map with Sullivan Property/Hopkins House  
Exhibit 5 – HO-435 Gerald Hopkins House Architectural Survey File  
Exhibit 6 – Screenshot of HoCo Interactive Map with Orlando Track (zoomed in)  
Exhibit 7 – Aerial View of Joe Quill's Pasture and Water Trough  
Exhibit 8 – Declaration of Covenants and Easement and Maintenance Agreement  
Exhibit 9 – Aerial View of Track Area  
Exhibit 10 – Aerial View of Track Area (zoomed in)  
Exhibit 11 – Image from HoCo Interactive Map of 3 Properties and Stream Buffer  
Exhibit 12 – Screenshot from HoCo Interactive Topographic Map of Property Vicinity  
Exhibit 13 – Screenshot from HoCo Interactive Topographic Map of Valley on Stream (in color)  
Exhibit 14 – DPZ Formal Violations Notice (January 10, 2024), Emails and Photos (*marked for identification but not admitted*)  
Exhibit 15 – Test Pit Photos and MD Department of Environment Inspection Document (Pages MDE10, MDE14 and MDE15 of Exhibit 14)  
Exhibit 16 – Video – Noise of Go Kart on Track  
Exhibit 17 – Video – Visual of Go Kart on Track

Board member questions for Mr. Vogel.

Redirect examination from Sang Oh.

**Recess**

Direct examination of Jeffrey Straw by Sang Oh.

Cross-examination of Mr. Straw by G. Macy Nelson.

Board member questions for Mr. Straw.

Redirect examination from Sang Oh.

Re-cross from G. Macy Nelson.

Follow up Board member questions.

Direct examination of Charles Siperko by Sang Oh.

Cross-examination of Mr. Siperko by G. Macy Nelson.

**Recess**

Continuation of Petitioner's case (to review Exhibit 14).

End of Petitioner's case.

Protestants' case.

**Witnesses for the Protestants':**

Joe Quill

Tara Goldberg

Direct examination of Joe Quill by G. Macy Nelson.

Cross-examination of Mr. Quill by Sang Oh.

Board member questions for Mr. Quill.

Questions for Mr. Quill by Ms. Girma Kyere.

Direct examination of Tara Goldberg by G. Macy Nelson.

**Recess**

Continuation and conclusion of direct examination of Ms. Goldberg by G. Macy Nelson.

The next hearing date to continue the case is July 10, 2025 at 6:30 p.m. Written summations of 15 pages (no exhibits) will be due 14 days from the date of closing arguments.

The Board adjourned at 4:32 p.m.

**MINUTES APPROVED**

Kel Berg 7/10/2025