

HOWARD COUNTY BOARD OF APPEALS

IN THE MATTER OF	:	
KINCADE, LLC	:	BEFORE THE HOWARD COUNTY
	:	BOARD OF APPEALS
and	:	
	:	CASE NOS. BA-799D / BA-801D /
THE MATTER OF	:	BA-800D / BA-802D
IMH COLUMBIA, LLC	:	
	:	

JOINT STATUS REPORT

Pursuant to the Board of Appeals Order staying the above-referenced matters, the parties hereby file this status report.

As previously noted, when the Stay was ordered, two separate law suits had been filed against The Howard Research And Development Corporation that involved the parties and properties that have been discussed before the Board. The suit filed by Kincade, LLC (Case No. C-13-CV-23-774) has been resolved. The suit filed by IMH Columbia, LLC (Case No. C13-CV-22-212) is pending before the Appellate Court of Maryland.

The issues on appeal before the Appellate Court of Maryland relate to IMH's proposed development on its own land, including whether it can self-park or is required to park on HRD land, and the appeals before this Board relate to HRD's proposed development, including parking arrangements. Currently, the Parties anticipate meeting to discuss and resolve the common area maintenance charges applicable under the parking covenants that affect the subject properties. The parties also note that oral argument before the Appellate Court of Maryland is scheduled for September 4, 2025.

Under the circumstances, the parties believe additional time for the opportunity to discuss possible global resolutions related to both proposed developments would be appropriate and that

the Board's current Order should remain in place. The next status report would be due to the Board by December 1, 2025.

Counsel to Kincade, LLC and IMH Columbia, LLC have authorized the undersigned to file this request on behalf of their clients.

Respectfully submitted,

SHULMAN ROGERS, P.A.

By: _____

Todd D. Brown, Esq.
12505 Park Potomac Avenue, 6th Floor
Potomac, Maryland 20854
TEL: (301) 230-6579
FAX: (301) 230-2891
Email: tbrown@shulmanrogers.com

*Counsel for The Howard Research and
Development Corporation*

CERTIFICATION

A copy of the foregoing Joint Status Report was sent via electronic mail on this 31st day of July 2025 to all parties of record or to their designated spokesperson, and to persons known to have an interest in this case, including but not limited to the Appellant/Petitioner, the property owner, the Planning Board, the Department of Planning and Zoning, any person entitled to written notification under Rule 2.203, Kincade, LLC and IMH Columbia, LLC.

Howard County Board of Appeals
Attn: Kel Berg, Board Administrator
3430 Courthouse Drive
Ellicott City, Maryland 21043
kberg@howardcountymd.gov

Howard County Planning Board
3430 Courthouse Drive
Ellicott City, Maryland 21043

Howard County Planning & Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043
planning@howardcountymd.gov

Jessica Haire, Esq.
Burr & Forman
99 M Street, S.E., Suite 425
Washington, DC 20003
jhaire@burr.com

Nicole L. Campbell, Esq.
Huddles Jones Sorteberg & Campbell
10211 Wincopin Circle, Suite 200
Columbia, MD 21044
campbell@constructionlaw.com

Sanford Talkin, Esq.
Talkin, Muccigrosso & Roberts, LLP
40 Exchange Place, 18th Floor
New York, New York 10005
samt@talkinlaw.com

Tsega Girma Kyere, Esq.
Senior Assistant County Solicitor
Howard County Office of Law
Carroll Building / 3450 Court House Drive
Ellicott City, Maryland 21043
tgirma@howardcountymd.gov

David Moore, Esq.
Senior Assistant County Solicitor
Howard County Office of Law
Carroll Building / 3450 Court House Drive
Ellicott City, Maryland 21043
dmoore@howardcountymd.gov



Todd D. Brown