



Howard County Board of Appeals

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

MINUTES

July 10, 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: 6:37 p.m.

Administrative Matters

Approval of Minutes – June 26, 2025

Motion – Lynn Foehrkolb, 2nd Felita Phillips

Unanimously approved. The motion passed.

BA 24-022C – Charles Siperko (continued from May 1, 2025, June 5, 2025 and June 26, 2025)

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

Preliminary Matter:

- Robbyn Harris left early (approximately 3:45 p.m.) during the June 26, 2025 hearing. She confirmed that she did listen to the recording and reviewed all of the evidence submitted.

Preliminary Matter:

- Mr. Oh provided a revised Exhibit 8 that was redacted to replace the current exhibit.

Continuation of Protestants' case.

Witnesses for the Protestants':

Tara Goldberg

Ted Giovanis

Michael Mulcare

Natalie Barrett

Anne Cristaldi

Kelly Rudden

Judy Radas

Anke Sullivan (absent, permitted by the Board)

Daniel O'Leary

Angela Bruce

Cross-examination of Ms. Goldberg by Sang Oh.

Redirect examination from G. Macy Nelson.

Re-cross from Sang Oh.

Direct examination of Ted Giovanis by Alex Votaw.

Board member questions for Mr. Giovanis.

Questions for Mr. Giovanis by Ms. Girma Kyere.

Redirect examination from Alex Votaw.

Direct examination of Michael Mulcare by G. Macy Nelson.

Protestants' Exhibits:

Exhibit 18 – Photograph from Michael Mulcare House of Section of Racetrack (January 2024)

Exhibit 19 – Photograph from Michael Mulcare House of Pavement on Racetrack (January 2024)

Exhibit 20 – Photograph from Michael Mulcare House of Panoramic Racetrack (January 2024)

Exhibit 21 – Drone Aerial Photograph of Racetrack (Spring 2024)

Exhibit 22 – Article from Environment International on Microplastics

Exhibit 23 – Article from Environment International on Neurotoxicity

Exhibit 24 – Article from Human and Ecological Risk Assessment (2019)

Cross-examination of Mr. Mulcare by Sang Oh.

Board member questions for Mr. Mulcare.

Recess

Direct examination of Natalie Barrett by G. Macy Nelson.

Cross-examination of Ms. Barrett by Sang Oh.

Board member questions for Ms. Barrett.

Redirect examination from G. Macy Nelson.

Direct examination of Anne Cristaldi by G. Macy Nelson.

Cross-examination of Ms. Cristaldi by Sang Oh.

Board member questions for Ms. Cristaldi.

Redirect examination from G. Macy Nelson.

Direct examination of Kelly Rudden by G. Macy Nelson.

Cross-examination of Ms. Rudden by Sang Oh.

Direct examination of Judy Radas by G. Macy Nelson.

Cross-examination of Ms. Radas by Sang Oh.

The Board allows Mr. Nelson to admit absent witness, Anke Sullivan, objecting the Petition.

Direct examination of Daniel O'Leary by G. Macy Nelson.

Cross-examination of Mr. O'Leary by Sang Oh.

Direct examination of Angela Bruce by G. Macy Nelson.

Cross-examination of Ms. Bruce by Sang Oh.

Board member questions for Mr. Siperko.

Testimony from Michael Cutler.

Testimony from Nancy Love.

End of Protestants' case.

The next hearing date to continue the case is July 31, 2025 at 9:00 a.m. Written summations of 15 pages (no exhibits) will be due on July 24, 2025 by 4:30 p.m. to the Board of Appeals office. Closing arguments will be allotted a sum total of 10 minutes per side.

The Board adjourned at 10:05 p.m.

MINUTES APPROVED

Kel L. Berg 7/31/2025