



Howard County Board of Appeals

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

MINUTES

September 4, 2025

BA 813D – Aidan and Sara Morrell, et al. Hybrid Hearing (Banneker Room and Webex)

Board Members Present:

Gene Ryan, Chair
Lynn Foehrkolb, Vice Chair
Robbyn Harris
Marisa McCurdy (observing)
Felita Phillips

Staff:

Kel Berg
Tsega Girma Kyere
Kiasten Miller

Call to order at: 9:07 a.m.

Administrative Matters

Approval of Minutes – August 21, 2025
Motion – Lynn Foehrkolb, 2nd Felita Phillips
Unanimously approved. The motion passed.

BA 813D – Aidan & Sara Morrell, et al. (continued from August 21, 2025) Appeal of Hearing Examiner's Decision and Order dated June 30, 2025 (7500 Grace Drive, Columbia, MD 21044).

Preliminary Matter

Introduction of new Board Member Marisa McCurdy. Ms. McCurdy stated that she would be observing the hearing, and in the event of a tie she would complete a site visit of the subject property, listen to the hearing recordings and review the evidence of the case.

Continuation of Respondent's case.

Witnesses for the Respondent:

Lynda Eisenberg

Cross-examination of Ms. Eisenberg by Grant Giel.

Petitioners' Exhibits:

Exhibit 29 – Emails sent to DPZ by Anwer Hasan, et al.

Board member questions for Ms. Eisenberg.

Redirect examination from David Moore.

Redirect examination from Tom Coale.

Interested Party (W.R. Grace) Exhibits:

Exhibit 1 – MD Department of Commerce - List of Major Employers in Howard County

Follow up Board member questions for Ms. Eisenberg.

Re-cross from Grant Giel.

Follow up Board member questions for Ms. Eisenberg.

End of Respondent's case.

Recess

Begin rebuttal case.

Rebuttal Witnesses for the Petitioner:

Aidan Morrell

Direct examination of Aidan Morrell by Grant Giel.

Cross-examination of Mr. Morrell by David Moore.

End of rebuttal case.

Closing arguments.

Summations (12 minutes per side):

Petitioners' Summations

Mr. Grant Giel

Respondent's Summations

Mr. David Moore

Interested Party (W.R. Grace) Summations

Mr. Tom Coale

Deliberations:

Board enters into deliberations for case BA 813D Aidan & Sara Morrell, et al.

Vote:

In the matter of BA 813D Aidan & Sara Morrell on the Administrative Appeal Petition of the DPZ Closeout Decision Letter of Zoning Complaint CE-24-107 and DPZ's investigation that there were no violations of the non-conforming use, the Board will vote to grant or deny.

Deny: Unanimous

The Board denied BA 813D Aidan & Sara Morrell on the Administrative Appeal Petition of the DPZ Closeout Decision Letter of Zoning Complaint CE-24-107 and DPZ's investigation that there were no violations of the non-conforming use.

The Board adjourned at 12:21 p.m.

MINUTES APPROVED

Kel Berg 10/16/25

