



Long Reach Community Association

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March 12, 2026

Joyce Nichols, Esq.
c/o Kel Berg, Administrator
Hearing Examiner
3430 Court House Drive
Ellicott City, MD 21043
kberg@howardcountymd.gov

David Yungmann, Chair
Liz Walsh, Vice Chair
Zoning Board
3430 Court House Drive
Ellicott City, MD 21043
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CouncilDistrict1@HowardCountyMD.gov

Re: Zoning Board Case No. ZB-1132M

Dear Hearing Examiner Nichols, Chair Yungman, and Vice Chair Walsh:

Please allow this correspondence on behalf of the Long Reach Community Association ("LRCA" or "Village Board") to serve as a statement of concern of the lack of notice for the hearing scheduled for March 13, 2026 at 10:00 a.m. and a request for accommodation of the many community members who wish to be heard regarding this important project. Please note while the Village Board provided a Community Response Statement ("CRS") in connection with the proposed major redevelopment of the Long Reach Village Center ("LRVC") submitted by Columbia Concepts LLC (the "Petition"), the Village Board is but one voice that should have the opportunity to be heard before the Hearing Examiner or Zoning Board issues a Decision and Order regarding the Petition.

Public review and participation is a fundamental part of the Howard County land use process, and, more importantly, is critical to the functioning of a transparent and representative government. As a part of the Zoning Board process, citizens are given the opportunity to review petitions, attend hearings, and to testify. In this matter, however, citizens have been given a day's notice that to participate meaningfully they must be available at 10 a.m. on a Friday, a time when most people are unavailable due to work. The impression given to the community is that their

participation does not matter, and that their government is determined to make decisions without their input and without transparency.

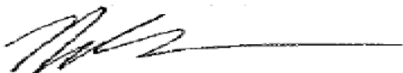
The Village Board notes that in addition to the importance of public participation for any Zoning Board case, the above-referenced case is of particular public concern. In addition to being a Village Center major redevelopment - a type of development for which the County has by statute created a more fulsome public process - Howard County currently owns the LRVC, and thus the hearing is also about the disposal of a publicly owned asset. It is clear that this is a matter of utmost importance to the community.

The Village Board recognizes that the timing of the hearing is likely driven by the unfortunate rescheduling of the administrative hearing as well as the period where Zoning Board decisions are prohibited. However, these concerns cannot justify the removal of meaningful public participation. This scheduling concern also causes a direct and substantial harm to the Petitioner, as the decision of the Hearing Examiner and/or Zoning Board may be subject to appeal due to failure to allow for public participation. Accordingly, such a decision harms the community and the Petitioner.

Request for Accommodation of the Public

The Village Board respectfully requests that the Hearing Examiner and/or Zoning Board schedule a continuation of this hearing with no less than 2 weeks notice, on a weeknight (non-holiday) evening (with sign up to testify being allowed until the time the continued hearing begins). The Village Board further requests that the Petitioner be permitted to present and provide testimony on Friday March 13, 2026, with the hearing recorded and made public immediately, so that the community can review the hearing and be prepared to testify meaningfully with sufficient notice. A continued hearing date, while still allowing the Petitioner to present on Friday, would meet the needs of the public, protect the Petitioner from an appeal based on notice issues, and would allow the hearing to begin on Friday.

Sincerely,



Nina Basu
Chair, Board of Directors



Tina Addo
Executive Director/ Village Manager

cc: Zoning Board
Brian Shepter, Esq., Deputy Chief of Staff
Lynda Eisenberg, Director DPZ
Village Board
Petitioner