



Howard County Board of Appeals

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

MINUTES

April 16, 2026

BA 827D – Speedfloor Mid-Atlantic, LLC Hybrid Hearing (Banneker Room and Webex)

Board Members Present:

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

Staff:

Kel Berg
Gary Kuc

Call to order at: 9:03 a.m.

Administrative Matters

Approval of Minutes – March 19, 2026
Motion – Lynn Foehrkolb, 2nd Felita Phillips
Unanimously approved. The motion passed.

BA 827D – Speedfloor Mid-Atlantic, LLC

Appeal of Hearing Examiner's Decision and Order dated December 23, 2025 (6474, 6478, 6482 & 6486
Lawyers Hill Road, Elkridge, MD 21075).

All members present confirmed that they completed a site visit of the subject property.

Preliminary Matter:

- Mr. Oh noted without objection that the full DPZ file is on the Board of Appeals website. Mr. Ryan replied that he would look into the matter at the conclusion of today's hearing.

Petitioner's case.

Witnesses for the Petitioner:

Frank Manalansan

Timothy Harman

Direct examination of Frank Manalansan by Sang Oh.

Petitioner Exhibits:

Exhibit 1 – GIS Map of Subject Property

Exhibit 2 – GIS Map of Subject Property with Hydric Soils

Exhibit 3 – Community Meeting Minutes - February 15, 2019

Exhibit 4 – Rendering of Subdivision with Forest Conservation Easement

Exhibit 5 – Rendering of Subdivision without Forest Conservation Easement

Exhibit 6 – Detail of Split Rail Fence and Forest Conservation Easement Sign with Measurements

Exhibit 7 – Alternative Compliance WP-25-064 Arrington Manor

Exhibit 8 – DPZ Letter to Tim Harman - April 28, 2025

Exhibit 9 – Decision and Order BA536D - March 27, 2007

Board member questions for Mr. Manalansan.

Direct examination of Timothy Harman by Sang Oh.

Board member questions for Mr. Harman.

Additional questions for Frank Manalansan by Sang Oh.

Follow up Board member questions for Mr. Manalansan.

End of Petitioner's case.

Closing arguments by Mr. Oh.

The next hearing date to continue the case is April 23, 2026 at 6:30 p.m.

The Board adjourned at 11:04 a.m.

MINUTES APPROVED

Kel L. Berg 4/23/2026