



Howard County Board of Appeals

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

MINUTES

April 23, 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
Kiasten Miller

Call to order at: 6:30 p.m.

Administrative Matters

Approval of Minutes – April 16, 2026
Motion – Lynn Foehrkolb, 2nd Felita Phillips
Unanimously approved. The motion passed.

BA 827D – Speedfloor Mid-Atlantic, LLC (continued from April 16, 2026)
Appeal of Hearing Examiner's Decision and Order dated December 23, 2025 (6474, 6478, 6482 & 6486
Lawyers Hill Road, Elkridge, MD 21075).

Deliberations

Board enters into deliberations for case BA 827D Speedfloor Mid-Atlantic, LLC.

Straw poll – Did the Appellant meet the burden of proof that the actions taken by DPZ on the denial of Speedfloor Mid-Atlantic, LLC’s waiver request were clearly erroneous and/or arbitrary and capricious and/or contrary to law under Howard County Code Section 2.210(a)(4)(ii); the Board will vote yea or nay.

*Yea: Board Members Foehrkolb, Harris, Phillips and Ryan. Nay: Board Member McCurdy.
Agreed 4-1.*

Straw poll – If the waiver is denied, would it deny the applicant of rights commonly enjoyed by others in similar areas; the Board will vote yea or nay.

*Yea: Board Members Foehrkolb, Harris, Phillips and Ryan. Abstain: Board Member McCurdy.
Agreed 4-0.*

Straw poll – The uniqueness of the property or topographical conditions would result in practical difficulty, other than economic, or unreasonable hardship from strict adherence to the regulations; the Board will vote yea or nay.

*Yea: Board Members Foehrkolb, Harris, Phillips and Ryan. Abstain: Board Member McCurdy.
Agreed 4-0.*

Straw poll – The variance will not confer on the applicant a special privilege that would be denied to other applicants; the Board will vote agree or disagree.

*Agree: Board Members Foehrkolb, Harris, Phillips and Ryan. Abstain: Board Member McCurdy.
Agreed 4-0.*

Straw poll – The modification is not detrimental to the public health, safety or welfare or injurious to other properties; the Board will vote agree or disagree.

*Agree: Board Members Foehrkolb, Harris, Phillips and Ryan. Abstain: Board Member McCurdy.
Agreed 4-0.*

Vote:

In the matter of BA 827D Speedfloor Mid-Atlantic, LLC on the Administrative Appeal Petition regarding WP-25-064 waiver request under Howard County Code Section 16.104(a)(1), with the following conditions of including 1) a split rail fence, 2) a forest conservation easement sign, and 3) a Home Owners Association, the Board will vote to grant or deny.

Grant: Board Members Foehrkolb, Harris, Philips and Ryan. Deny: Board Member McCurdy.

The Board granted BA 827D Speedfloor Mid-Atlantic, LLC regarding WP-25-064 waiver request under Howard County Code Section 16.104(a)(1) with the following conditions of including 1) a split rail fence, 2) a forest conservation easement sign, and 3) a Home Owners Association.

Mr. Oh will work with Office of Law to address the issue of administrative hearing and filing fees under Howard County Code Section 2.202(f), particularly regarding the refund of costs related to newspaper advertisements.

Mr. Oh stated that the Board of Appeals may need to consider a waiver for the HOA ownership of forest conservation if required by DPZ, and he hoped the Board would be favorably inclined towards such a request. Mr. Kuc stated that Office of Law would look into the issue.

The Board adjourned at 7:30 p.m.

MINUTES APPROVED

Kel L. Berg 5/21/2026