



Howard County Board of Appeals

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

MINUTES

May 21, 2026

BA 25-019C – Trotter 5857, 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
Aaron Weiss
Kiasten Miller

Call to order at: 9:02 a.m.

Administrative Matters

Approval of Minutes – April 23, 2026

Motion – Lynn Foehrkolb, 2nd Felita Phillips

*Unanimously approved. **The motion passed.***

BA 25-019C – Trotter 5857, LLC (continued from March 19, 2026)

Appeal of Hearing Examiner's Decision and Order dated December 22, 2025 (3173 Saint Charles Place, Ellicott City, MD 21042).

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

Opening statements by Tom Coale, Esquire, on behalf of Petitioner.

Petitioner's case.

Witnesses for the Petitioner:

Chris Ogle

Matthew Herbert

Direct examination of Chris Ogle by Tom Coale.

Petitioner's Exhibits:

Exhibit 1 – Amended Conditional Use Plan

Exhibit 2 – Density Tabulation document

Exhibit 3 – Design Site Sections, Building Elevations and Floor Plan renderings

Board member questions for Mr. Ogle.

Direct examination of Matthew Herbert by Tom Coale.

Board member questions for Mr. Herbert.

End of Petitioner's case.

Recess

Begin public testimony.

Testimony by Edwin Avent, in opposition.

Cross-examination of Mr. Avent by Tom Coale.

Board member questions for Mr. Avent.

Testimony by Denise Geiger, in opposition.

Board member questions for Ms. Geiger.

Recess

Resume public testimony.

Testimony by Jacob Hikmat, stance undeclared.

Undeclared Exhibits:

Exhibit 1 – Jacob Hikmat Written Testimony

Cross-examination of Mr. Hikmat by Tom Coale.

Board member questions for Mr. Hikmat.

Testimony by Sheri Cummings, in opposition.

Board member questions for Ms. Cummings.

Testimony by Joel Cummings, in opposition, on behalf of Terra Maria Homeowner's Association.

Cross-examination of Mr. Cummings by Tom Coale.

Board member questions for Mr. Cummings.

Testimony by Jeffrey Blyth, in opposition.

Board member questions for Mr. Blyth.

End of public testimony.

Begin rebuttal case.

Rebuttal Witnesses for the Petitioner:

Matthew Herbert

Direct examination of Matthew Herbert by Tom Coale.

Board member questions for Mr. Coale.

Follow up question to the Board members by Mr. Blyth.

Recess

Closing summations.

Petitioner's Summations

Mr. Tom Coale

The next hearing date to continue the case is May 28, 2026 at 6:30 p.m.

The Board adjourned at 1:18 p.m.

MINUTES APPROVED
