



Howard County Council

Zoning Board of Howard County

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

BOARD MEMBERS

David Yungmann, Chairperson
Liz Walsh, Vice Chairperson
Opel Jones
Deb Jung
Christiana Rigby

Kel Berg, Board Administrator

Minutes (Approved)
Zoning Board Presentation/Work Session
Wednesday, April 29, 2026, 7:00 p.m.
Banneker Room and Web-based Virtual Meeting
Streamed at <https://cc.howardcountymd.gov/watch-us>

Members Present: David Yungmann, Zoning Board Chairperson; Liz Walsh, Zoning Board Vice Chairperson (arrived late); Opel Jones, Zoning Board Member; Deb Jung, Zoning Board Member and Christiana Rigby, Zoning Board Member.

Staff Present: Kel Berg, Board Administrator and David Moore, Principal Attorney.

The Chairperson called the meeting to order at **7:07** p.m.

The Chairperson stated that the purpose of this Zoning Board Presentation and Work Session is to review the Hearing Examiner's Report on ZB 1130M (Corridor Square, LLC) as well as the exceptions to that report, and to discuss and vote on this Zoning Map Amendment Petition.

Approval of Minutes

Chair Yungmann moved to approve the minutes of April 15, 2026. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion was: Yea: Zoning Board Members Jones, Jung, Rigby and Yungmann.

The motion to approve the minutes passed.

Case Consideration

As a brief overview, the Zoning Board is meeting pursuant to Rule 2.405(D) and (E) of the Rules of Procedure of the Howard County Zoning Board, which state that after the conclusion of a Zoning Board hearing heard by the Hearing Examiner, the Hearing Examiner shall present her report, along with the record, to the Zoning Board, followed by any exceptions to the report, and the Zoning Board shall take action, after the conclusion of the presentation.

The Board Administrator confirmed that the Zoning Board received written exceptions to the Hearing Examiner's Report from Protestant David Zinner, filed on April 20, 2026. On April 27, 2026 exceptions were filed by Protestant Joel Hurewitz as well as Grant Giel, Esquire on behalf of Protestant Shahid Mahmood. Additionally on April 27, 2026 a Petitioner's Response to Exceptions of Protestant David Zinner was filed by Chris DeCarlo, Esquire, and on April 28, 2026 Mr. DeCarlo filed a Petitioner's Response to Exceptions of Protestant Shahid Mahmood, which was filed by Grant Giel.

ZB 1130M – Corridor Square, LLC

Zoning Map Amendment Petition to reclassify parcels of land from the Transit Oriented Development (TOD) Zoning District to the B-2 (Business General) Zoning District with a motor vehicle fueling facility, convenience store, and car wash (7253 Washington Boulevard, Elkridge, MD 21075)

Preliminary Matters

Mr. Giel stated that he had a preliminary objection to the scheduling of the hearing. He stated that the rules permit any party to file a written response to any other party within 20 business days. Mr. Giel stated that the Protestants may want to file responses to each other's exceptions and that all of the Protestants are not directly aligned. Mr. DeCarlo stated that all parties would prefer that the Hearing Examiner's Report be heard on the same night as oral arguments.

Mr. Forman stated that there is a distinction in the rules between when the exceptions are filed and when responses to those exceptions are filed, that the rules state oral arguments may be heard on the filing of exceptions, and that the Board should proceed as scheduled with the Hearing Examiner's Report and oral arguments, leaving the record open to allow for written responses to exceptions.

Mr. Yungmann stated that he agreed the Protestants should have an additional 20 days to file responses, and he replied to Mr. Jones that rebuttals to responses were not allowed. Ms. Walsh stated her concerns about the completeness of the Disclosure of Contributions per the Maryland Public Ethics Law, that a process needs to be in place, and that the Board needs to adhere to the rules.

Mr. DeCarlo stated that he filed statements of ownership interests with his application and explained the disclosures and contributions that were filed with the Petition.

Mr. Yungmann stated that the Board could discuss disclosures at the Administrative Meetings and Ms. Walsh agreed.

Mr. Hurewitz stated that the Board was hearing cases after a previously stated election deadline. Mr. Hurewitz stated that bifurcating the meeting complicates the process, and Ms. Jung and Ms. Walsh agreed. Ms. Rigby stated that she was amenable to hearing the report, exceptions and responses this evening, or on another night but with an earlier start time. Dr. Jones agreed with continuing the meeting this evening or on another night, as long as the proceedings were not being delayed.

Follow-up Questions

Mr. Hurewitz asked about the timing for filing responses to exceptions and Mr. Yungmann replied that the 20 days would start from the filing of the last exception.

Mr. DeCarlo stated that exhibits were included in the exceptions that were not in the record and he asked if the Zoning Board would want to discuss this. Mr. Giel stated that he would offer a response and Mr. Yungmann stated that the Board will discuss this at the next meeting.

Next Steps

The Board agreed to continue the Presentation/Work Session to June 3, 2026 at 5:30 p.m. At that time the Board will discuss the preliminary matters of disclosures and exhibits in the exceptions and hear the presentation of the Hearing Examiner Report and oral testimony. The meeting will be paused at 7:00 p.m. for an Administrative Meeting and reconvene immediately afterwards.

Adjourned: **7:07 p.m.**