



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 15, 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; Opel Jones, Zoning Board Member (arrived late); Deb Jung, Zoning Board Member (arrived late) 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 **7:11** 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 1133M (The Howard Research and Development Corporation) 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 8, 2026. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator on the motion was: Yea: Zoning Board Members Rigby, Walsh 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 make a decision.

The Board Administrator confirmed that the Zoning Board received written exceptions to the Hearing Examiner's Report from Joel Hurewitz, filed on April 15, 2026. Petitioner's counsel and Zoning counsel waived written responses to the exceptions on April 15, 2026.

ZB 1133M – The Howard Research and Development Corporation

Zoning Map Amendment Petition requesting to rezone two undeveloped parcels from B-2 (Business: General) to M-1 (Manufacturing: Light) (9121 S. Commerce Center Drive, Columbia, MD 21046).

Hearing Examiner Presentation

The Hearing Examiner presented her report, which was issued to the Zoning Board and to all parties on March 30, 2026.

Oral Arguments

The Zoning Board agreed to incorporate Mr. Joel Hurewitz's previous arguments from ZB 1131M into the record. Mr. Hurewitz provided oral arguments.

Discussion and Vote

The Zoning Board will need to decide:

1. If the record as presented is sufficient to make a decision on the Petition or if the Zoning Board need to remand for the Hearing Examiner to hold additional hearings;
2. If the record is sufficient and no remand is necessary, then the Zoning Board needs to decide if they accept, modify, or reject the Hearing Examiner's recommended findings of fact and/or conclusions of law based upon that record; and
3. If based upon the findings of fact and conclusions of law that the Zoning Board reaches, if they approve, modify, or deny the Petition.

Ms. Jung stated that this would be a good use of land to bring in commercial taxes to Howard County. She stated that there was no opposition to the case and that she supports the Petition.

Ms. Rigby stated that the property has not had a productive use.

Motion and Vote

Mr. Yungmann moved to approve ZB 1133M The Howard Research and Development Corporation. The motion was seconded by Ms. Jung.

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

The motion to approve ZB 1133M passed.

Next Steps

A written Decision and Order will be forthcoming.

Adjourned: **7:36 p.m.**