



Howard County Board of Appeals

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

MINUTES

June 4, 2026

BA 828D – Hillstreet Overlook, 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 Hearing Minutes – May 28, 2026

Motion – Lynn Foehrkolb, 2nd Felita Phillips

Unanimously approved. The motion passed.

Approval of Closed Meeting Minutes – May 28, 2026

Motion – Lynn Foehrkolb, 2nd Felita Phillips

Unanimously approved. The motion passed.

BA 828 – Hillstreet Overlook, LLC

Appeal of Hearing Examiner's Decision and Order dated March 19, 2026, which denied the appeal of DPZ's decision letter of alternate compliance application WP-24-119 dated November 21, 2025.
(8500 Hill Street, Ellicott City, MD 21043)

A Request for Postponement was filed by David Moore on behalf of Department of Planning and Zoning on May 12, 2026. The Motion was granted without objection. This case was opened and will be continued to August 20, 2026 at 9 a.m. with a continuation date, if needed, of August 27, 2026.

Update of Pending Case

BA 827D – Speedfloor Mid-Atlantic, LLC

Board of Appeals deliberated this matter on April 23, 2026. Office of Law requests extra time to render the Decision and Order.

Motion and Vote:

Move to extend the time period of issuance of Decision and Order for BA 827D Speedfloor Mid-Atlantic, LLC to 90 days from the date of deliberation.

Motion – Gene Ryan, 2nd Lynn Foehrkolb

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

The Board adjourned at 9:08 a.m.

MINUTES APPROVED

Kel L. Berg

6/18/2026