



Howard County Board of Appeals

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

MINUTES July 23, 2026 ADMINISTRATIVE MEETING Hybrid Hearing (Banneker Room and Webex)

Board Members Present:

Gene Ryan, Chair
Marisa McCurdy
Felita Phillips

Staff:

Kel Berg
Gary Kuc
Aaron Weiss
Kiasten Miller

Call to order at: 9:00 a.m.

Administrative Matters

The Board of Appeals convened for an Administrative Meeting via hybrid hearing to discuss the Decision and Order for BA 25-019C Trotter 5857, LLC as well as a subpoena request for BA 828D Hillstreet Overlook, LLC.

Discussion

BA 25-019C – Trotter 5857, LLC

The Board of Appeals decided case BA 25-019C on May 28, 2026 and is required to issue a written Decision and Order no later than 60 days after the case was deliberated. The current due date is July 28, 2026. Office of Law expects to have a draft ready for review soon.

Motion and Vote

Mr. Ryan moved to extend the time period issuance of the Decision and Order for BA 25-019C Trotter 5857, LLC in accordance with Section 2.211(a) to no later than 90 days from May 28, 2026, which makes the issuance due no later than August 27, 2026. The motion was seconded by Ms. Phillips.

The roll call vote called by the Administrator on the motion was: Yea: Board Members McCurdy, Phillips and Ryan.

The motion passed.

Discussion

BA 828D – Hillstreet Overlook, LLC

Section 2.208(h) of the Howard County Board of Appeals Rules of Procedure allows individuals to request a subpoena related to a docketed matter before the Board of Appeals. The Board has received a written request from Barrett King. The Chairperson is required to sign the subpoena and the Board must issue it no later than 14 days before the hearing date. Office of Law has prepared the requested subpoena for signature and issuance.

Motion and Vote

Mr. Ryan moved that the Board of Appeals authorize the issuance of the subpoena requested by Barrett King for BA 828D Hillstreet Overlook, LLC. The motion was seconded by Ms. Phillips.

The roll call vote called by the Administrator on the motion was: Yea: Board Members McCurdy, Phillips and Ryan.

The motion passed.

The Board adjourned at 9:05 a.m.

MINUTES APPROVED

Kel L. Berg 8/20/2026