



Howard County Board of Appeals

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

MINUTES

August 20, 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: 9:04 a.m.

Administrative Matters

Approval of Hearing Minutes – June 18, 2026
Approval of Closed Meeting Minutes – June 18, 2026
Approval of Administrative Meeting Minutes – July 23, 2026
Motion – Lynn Foehrkolb, 2nd Felita Phillips
Unanimously approved. The motion passed.

BA 828 – Hillstreet Overlook, LLC (continued from June 4, 2026)

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, and a request for reconsideration dated November 21, 2025.
(8500 Hill Street, Ellicott City, MD 21043)

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

A Request for Postponement was filed by Chris Decarlo on behalf of Petitioner on August 19, 2026. The request was granted without objection. This case will be continued to December 3, 2026 at 9 a.m. The previous continuation dates scheduled for August 27, 2026 and September 24, 2026 will be cancelled and a new Scheduling Order will be issued. In the interim, the Chair requested that Mr. DeCarlo notify the Board of Appeals with any updates to this case.

Motion and Vote

Mr. Ryan moved that this meeting be closed in accordance with Section 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland, to consult with Counsel to obtain legal advice. The topic is a pending Decision and Order for BA 25-019C Trotter 5857, LLC. The motion was seconded by Ms. Foehrkolb.

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

The motion passed.

The Board of Appeals adjourned the hearing at 9:04 a.m. and met in closed session at 9:13 a.m.

Statement of Closed Meeting

As required by Section 3-306(c)(2) of the *General Provisions* Article of the Annotated Code of Maryland, the following is a report of the Board of Appeal's closed session of August 20, 2026. The Board of Appeals met in closed session at 9:13 a.m. on August 20, 2026 in the Large Conference Room of the George Howard Building, pursuant to Section 3-305(b)(7) of the General Provisions Article of the Annotated Code of Maryland, to consult with Counsel to obtain legal advice. The topic is a pending Decision and Order for BA 25-019C Trotter 5857, LLC.

The topics actually discussed were edits to the pending Decision and Order for BA 25-019C Trotter 5857, LLC.

The Board members signed the final document in case BA 25-019C Trotter 5857, LLC.

The following persons were present at the closed session:

Board Members Present: Gene Ryan, Chairperson; Lynn Foehrkolb, Vice Chairperson; Robbyn Harris, Marisa McCurdy and Felita Phillips.

Staff Present: Kel Berg, Board Administrator, Gary Kuc, County Solicitor and Aaron Weiss, Board Counsel.

The closed session ended at 10:13 a.m.

MINUTES APPROVED

Kel L. Berg 8/27/2026