Date: October 27, 2026
Subject: Exception to Hearing Examiner's Report Regarding Maple Lawn

To the Hearing Examiner and all Parties,

I am Alan Schneider. I cross examined proponents and witnesses in the Maple Lawn Cases 1134M and 1134PDP. I brought to the attention of the parties and the Hearing Examiner issues that needed to be address, but which issues were not addressed in the Hearing Examiner opinion.

I hereby file an Exception to the Hearing Examiner's Report dated 7 October 2026.

The positions of Protestants were clear in Cross examination of the witnesses. Cross examinations are permitted by "parties" as well as Testimonies.

The positions brought out in cross examination included:

a. A previous 4 to 1 decision denied far fewer housing units to be allowed on the Maple Lawn farm.

b. The number of protestants in the prior case were not present because of intentional or misleading or missing information regarding the adjustment to the number of units to be permitted on the Maple Lawn farm.

c. The adverse impact on the adjacent school, which is already over capacity as evidenced by multiple temporary classrooms which do not have secured entry, bathrooms, and closed hallways to the remainder to of the building.

d. The definition of the "area" excluded immediately adjacent areas on the other side of Route 216. Zoning there has restrictions which must be included in the Hearing Examiner's reports.

e. The inconsistencies with Howard County's state required general plan, HoCo By Design. APFO, infrastructure including roads, schools, hospital and police and fire impacts.

f. Impact on highways and highway intersections were not addressed.

g. The problem with misleading signage displaying inaccurate information prevented required community input by a great number of residents whose voices were heard in denying a previous petition. The Public Notification Signs were inaccurate as they did not depict the dates of the Maple Lawn Zoning Case conducted by the Hearing Examiner held on 15 and 23 July 2026. The signs reflected the dates of the Planning Board Meeting held on 23 April 2026 and the Zoning Board Meeting concerning whether the case should be heard by the Hearing Examiner held on 3 June 2026.

Alan Schneider
Party by Permitted Cross Examination. (202)489-4831