Howard County
Board of Appeals

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

MINUTES
October 27, 2026
BA 829D – Donna Gorjon
Hybrid Hearing (Banneker Room and Webex)

Board Members Present:

Lynn Foehrkolb, Vice Chair
Robbyn Harris
Marisa McCurdy
Felita Phillips

Staff:

Kel Berg
Aaron Weiss
Kiasten Miller

Call to order at: 9:02 a.m.

Administrative Matters

Approval of Hearing Minutes – October 15, 2026
Motion – Felita Phillips, 2nd Marisa McCurdy
Unanimously approved. ***The motion passed.***

BA 829D – Donna Gorjon (hearing suspended on September 17, 2026)
Appeal of Hearing Examiner's Decision and Order dated June 15, 2026, which dismissed the Petition (10450 Waterfowl Terrace, Columbia, MD 21044).

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

Preliminary Matters to be considered by the Board:

- Appellant's Motion for Leave to Submit Exhibit 21 Video File, filed by Donna Gorjon on August 19, 2026.

- Appellant's Motion to Establish a Date Certain for Continuation of Hearing, Provide Adequate Advance Notice, Clarify Status of Witness Subpoenas and Provide Attendance Records filed by Donna Gorjon on October 5, 2026.

- Motion to Dismiss and Reply Memorandum, filed by David Moore, Esquire on behalf of Respondent on August 26, 2026.

- Appellant's Consolidated Response to Motion to Dismiss and Reply Memorandum, filed by Donna Gorjon on September 10, 2026.

Motion and Vote

Ms. Foehrkolb 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 the pending Motion to Dismiss for BA829D Donna Gorjon. The motion was seconded by Ms. Phillips.

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

The motion passed.

The Board of Appeals adjourned the hearing at 9:23 a.m. and met in closed session at 9:28 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 October 27, 2026. The Board of Appeals met in closed session at 9:28 a.m. on October 27, 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 the pending Motion to Dismiss for BA829D Donna Gorjon.

The topic actually discussed was the pending Motion to Dismiss for BA829D Donna Gorjon.

No action was taken by the Board of Appeals Members.

The following persons were present at the closed session:

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

Staff Present: Kel Berg, Board Administrator and Aaron Weiss, Board Counsel.

The closed session ended at 10:01 a.m.

Continuation of Case BA829D Donna Gorjon

Motion to deny Motion to Dismiss by Lynn Foehrkolb, 2nd Felita Phillips
Unanimously denied. ***The motion passed.***

Ms. Foehrkolb announced that the Board will only look at allegations concerning conduct that violated the building permit, or a mistake in the inspection itself.

Preliminary Matter: Ms. Gorjon requests absent subpoena witness(es) be allowed to testify at the continuation of the hearing, scheduled for November 17, 2026.

Opening statement by Donna Gorjon, Appellant.

Opening statement by David Moore, Esquire on behalf of Respondent.

Appellant's case.

Presentation by Donna Gorjon.

Appellant Exhibits
(Ms. Gorjon provided a binder with pre-marked exhibits. Only the exhibits listed below were introduced. They were kept in their pre-numbered format and in the order of their introduction to avoid confusion).

Exhibit 6 – 1969 Archival Plot Plans Lot 144 *(Not admitted)*
Exhibit 9 – SDAT Maryland Real Property Data Search Record *(Not admitted)*
Exhibit 11 – Wilde Lake Community Association emails *(Not admitted)*
Exhibit 7 – Dietz Surveying, Inc. Boundary Survey *(Not admitted)*
Exhibit 32 – DPZ Emails *(Not admitted)*
Exhibit 15 – Photographs of 10450 Waterfowl Terrace and Emails *(Not admitted)*
Exhibit 21 – Video and Photographs of Maurice Blanding conducting inspection
- (A) Photo of Maurice Blanding with 2 people at inspection
- (B) Photo of Maurice Blanding with 2 people at inspection
- (C) Photo of Maurice Blanding with 1 person at inspection
- (D) Photo of Maurice Blanding alone at inspection
- (E) Photo of Maurice Blanding alone at inspection
- (F) Photo of Maurice Blanding alone at inspection
- (G) Photo of Maurice Blanding alone at inspection
- (H) Video of Maurice Blanding at inspection

Exhibit 30 – Dietz Surveying, Inc. Boundary Survey with and without Reviewer Note *(Marked for identification but not admitted)*
Exhibit 5 – Building Permit B25003489

Cross-examination of Ms. Gorjon by David Moore.

Witnesses for the Appellant:
Geoffrey Goins
Maurice Blanding

Direct examination of Geoffrey Goins by Donna Gorjon.

Recess

Direct examination of Maurice Blanding by Donna Gorjon.

Cross-examination of Mr. Blanding by David Moore.

Board member questions for Mr. Blanding.

Redirect examination from Donna Gorjon.

Re-cross from David Moore.

The next hearing date to continue the case is November 17, 2026 at 9:00 a.m.

The Board adjourned at 1:43 p.m.

MINUTES APPROVED

Kel L. Berg 11/5/2026