



Howard County Council Zoning Board of Howard County

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April 23, 2021

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RE: ZB 1119M, HRVC - Mediation

The Zoning Board, at a work session on April 12, 2021, voted to refer the Petitioner and opposition in the above-referenced case to mediation with the Mediation and Conflict Resolution Center of Howard County ("MCRC") pursuant to Section 16.204(b) of the Howard County Code (see below):

(b) Mediation. The Zoning Board may refer an applicant and other persons affected by a pending application, other than piecemeal map amendment cases based on the change/mistake rule as established by Maryland Case Law, to the Mediation and Conflict Resolution Center, Inc., of Howard County or a conflict resolution or mediation service which has been deemed acceptable by the Board. The purpose of such referral shall be to resolve conflicts between these parties, but the results thereof shall not bind the Board to any result. Any resolution that is agreed upon by both parties shall be subject to findings of the Board required by law. Petition approval may not be granted solely on the basis of mediation resolution.

A referral may be made either before or after a public hearing on a pending petition decision, but only after an application is deemed complete. Mediation shall not occur after

the Zoning Board votes on a petition. The cost of the mediation service shall be incurred by the petitioner.

If no agreement is reached between the parties within 45 days, or at anytime the mediator deems any further meetings futile, the Board shall continue with its proceedings or deliberations on the matter. If both parties agree, mediation may be extended past 45 days to a period of time as agreed to by the parties.

Nothing in this section shall preclude the parties from meeting on their own at any time, with or without a mediator, in an attempt to resolve their differences. It is the policy of the County to encourage applicants and neighbors to have early discussions on proposed projects so that differences may be resolved prior to the submission of an application.

While the record is closed in this case and a decision is pending, it is important that the parties attempt to resolve the conflicts between them. At the Zoning Board work session, the Board approved the following Motions:

1. Refer those represented by counsel and those who represented themselves to mediation with notice to everyone who is a party to seek approval from the mediator for inclusion.
2. Mediation referred to MCRC of Howard County tentatively with anyone objecting to MCRC to contact the Board Administrator (Robin Regner – Rregner@howardcountymd.gov) within 7 days of the notice from the Board with suggestion(s) for an alternative.
3. That the mediation report include the following:
 - a. Address the housing aspect of the decision pending before the Board;
 - b. Areas of strongest agreements/disagreements; and
 - c. General description of the process.

Contact information for MCRC will be provided on the Zoning Board website after 7 days and once arrangements have been confirmed.

Sincerely,



Robin Regner
Board Administrator

cc: ZB Members
David Moore, Esq.
Parties of Record