HCCA Howard County Citizens Association

Since 1961… The Voice of the People of Howard County

Date: 19 October 2026
Subject: **HCCA Testimony CB66-2026**

I am Stu Kohn from Scaggsville testifying on behalf of the Howard County Citizens Association, HCCA.

In addition to the testimony provided to you earlier this evening regarding the Zoning Board's Rules of Procedure we will provide you with suggested revisions and questions to potentially have a more pristine document for the future.

Please refer to Page 2, line 5 – change the word "three (3) to "the majority" this should be done throughout the contents of the Bill to avoid changing the number if the County Council were to expand its members. In same cases of the Bill the word "majority" is used.

Refer to Page 2, line 13 – the same applies.

Refer to Page 2, line 18 – after the word "report" add "within 60 days after the closing date of the case."

Refer to Page 3, line 6 – "summaries of arguments" What are repercussions if not done? We ask because in the Maple Lawn case the Protestants arguments are not mentioned with the exception all the Recommendation stated was that "A citizen Stu Kohn provided testimony.

Refer to Page 3, line 18 – does this mean DPZ is required to partake in the Hearings especially considering your No Vote regarding CB44-2026? FYI – DPZ was only at the Maple Lawn case because the Zoning Counsel subpoenaed DPZ.

Refer to Page 4, the word "Every: should not be capitalized and add before the word " "are to have"

Refer to Page 4, line 21 - what happens if the subpoena is ignored as was the case regarding "Maor Hill when a witness "squashed the subpoena?

Refer to Page 5, lines 14-15 – why would the date of the Evidentiary Hearing not be included in the advertising?

Refer to Page 7, after line 9 – add (X) If any of the requirements in Section 16.205 are not met then the Petitioners' case shall be postponed for 6 months.

Refer to Page 7, line 18 – delete "at least three" with "the majority of"

Refer to Page 7, line 19 – replace "of at least four" with "resulting in super majority by"

With the suggested revisions CB66-2026 should be approved.

Thank You,

Stu Kohn
HCCA President