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## CB 7 2026 Alleva Testimony

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**From** Christopher J. Alleva <jens151@yahoo.com>  
**Date** Wed 1/21/2026 10:49 PM  
**To** CouncilMail <CouncilMail@howardcountymd.gov>

### **WARNING!!!**

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Dear Chair Jones:

I was advised that my sign up for CB7 was omitted. I believe I signed up. While I'm sure the chair would probably be willing to allow me to testify, I don't want to appeal for this accommodation because it would break the flow of the hearing.

I lieu of oral testimony please allow me to offer this written testimony.

1. For the record, no board member has filed a formal complaint.
2. To my knowledge, the first time a complaint was mentioned was a story in the Baltimore Banner.
3. In my opinion, the story in the Banner seemed like a publicity stunt by the Chair that appeared to be in furtherance of his then planned run for County Council that is now apparently suspended. (pro tip: when the photograph of the subject of the story is supplied by the subject it's a dead giveaway.)
4. On November 17, 2025, in what was convened as a "joint meeting" of the Council and the Board of Appeals, board members were given a platform to level unsubstantiated accusations against certain council members. Additionally, it appeared that some Council members were participants (perhaps unwittingly) in the publicity stunt.
5. The Board Chair made a sensational accusation that a stranger showed up at his house and made threatening references to Board cases and then blamed it on certain council members without a shred of evidence. Did he report this to the police? Did he report this to Office of Law? Did he or the police seek to obtain surveillance video from any nearby cameras to identify the suspect? Is there any contemporaneous corroborating evidence of this alleged incident whatsoever?
6. If Board members were so concerned, why would they seek out this publicity and expose themselves further? It was unethical for the Board to go to the media with these accusations. If Board members felt that Council members were engaging in mis-conduct they have a duty to refer this to their legal counsel for a proper investigation.

7. The only person who has been credibly accused of misconduct was the accusation of ex parte communication against the Chair made by the interested party's legal counsel in the W.R. Grace case. The chair denied this accusation and unilaterally refused to recuse himself despite a strong appearance of impropriety. Is this matter being referred for investigation?

8. There are credible allegations that the Board usurped the exclusive legislative powers of the County Council in BA 24-022C Charles Siperko. What recourse does the Council have to reclaim these powers. How could the Office of Law write a D&O with this blatant violation of the charter?

9. The statutory design of the Board of Appeals is to insulate it from politics, hence the staggered fixed terms and the already strong protections the members enjoy. Instead, the Board through their outrageous conduct with a huge assist from the Council have placed themselves right in the middle of the upcoming election in June. Way to go!

Some Council members suggested this was just sour grapes by the aggrieved citizens that lost these cases. In my opinion, any intellectually honest appraisal of the Board's conduct would find otherwise. I have a long list of years of serious transgressions by the Board of Appeals. I call on the County Council to exercise their investigatory powers and hire an investigator so we restore the public trust to this body. There is no other alternative and it needs to be done without delay.

On Wednesday, January 21, 2026 at 07:58:04 PM EST, Harrod, Michelle <mrharrod@howardcountymd.gov> wrote:

We did not see you on the list for CB7 We have you for CR11, CR19, and CB3

Thank you,

Michelle R. Harrod

Howard County Government

Administrator to the County Council

410-313-3111 (office)

443-398-6013 (cell)

[mrharrod@howardcountymd.gov](mailto:mrharrod@howardcountymd.gov)

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**From:** Christopher J. Alleva <jens151@yahoo.com>  
**Sent:** Wednesday, January 21, 2026 7:53 PM  
**To:** Harrod, Michelle <mrharrod@howardcountymd.gov>  
**Subject:** I signed up

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CR 7-2026

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From JAMES MAZZULLO <mazzullo@verizon.net>

Date Sun 1/25/2026 12:18 PM

To CouncilMail <CouncilMail@howardcountymd.gov>

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Dear Chair Jones:

My name is James Mazzullo, I am a retired Howard County business owner. Today I am writing in opposition to CB 7-2026.

The following is some background on my interest in this subject. More than 6 years ago on April 7 2019 I filed an appeal with the Hearing Examiner objecting to the erroneous approval of a site development plan. There were numerous errors of fact and law and violations of basic due process rights. The decision on my appeal was delayed for nearly 2 years until it was denied on December 3, 2020. Again, there were numerous errors of fact and law and violations of basic due process rights in the Hearing Examiner's decision.

Accordingly, I made a timely appeal to the Board of Appeals on January 1, 2021. After fighting numerous attempts to illegally dismiss the case, the Board finally set it in for a hearing 18 months later on June 6, 2023 where they illegally dismissed my case for lack of standing. I am an adjoining property with presumptive standing and they ruled I did not have standing because they claimed I didn't show a decline in property value. Besides the fact that this is an evidentiary impossibility, it is not the criteria for having standing. To show standing an appellant must demonstrate that they are aggrieved differently than the general public. In my case my adjoining proximity was sufficient to have standing. This was a flagrant violation of my rights. Please note the actual Decision was not released until October 2, 2023.

**My appeal was not heard more than 4 years after the original case was decided.** The subject building was already completed, inspected and open for business in June of 2021. Again, the Board finally scheduled my appeal on June 6, 2023. Was this intentional? It sure seems like it. My case was prejudiced not only by the factless and lawless decisions it was doomed by the indefensible multi-year delays.

From my experience with the Board of Appeals, the inescapable conclusion is that they are a rogue lawless Howard County agency untethered from the facts and the law. I urge the Council to cut out this malignancy and reform the Hearing Authority including the Board of Appeals.

Cordially,

James Mazzullo

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## Lubna Khan Testimony Opposing CB-7-2026

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**From** Lubna Khan <Inkhans167@gmail.com>

**Date** Thu 1/22/2026 8:19 PM

**To** CouncilMail <CouncilMail@howardcountymd.gov>; Inkhan1@gmail.com <Inkhan1@gmail.com>; Walsh, Elizabeth <ewalsh@howardcountymd.gov>

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Members of the Council,

I am here today to oppose CB-7-2026 because this bill opens the door to further corruption and lack of accountability within the Howard County Board of Appeals.

I have personally appeared before Board members Gene Ryan, Lynn Foehrkolb, and Felita Phillips in multiple cases. Based on my direct experience, I believe these members have engaged in serious misconduct that undermines public trust. In fact, I have been forced to take legal action against them and their counsel, Barry Sanders, because of their unlawful and egregious conduct. They are now seeking absolute immunity to shield themselves from accountability. Please take note of C-13-CV-25-000106, ACM-REG-0968-2025.

In **BA-790-D**, the Board:

- Allowed petitions to bypass the Hearing Examiner in violation of Section 16-302.
- Improperly incorporated non-parties into the case.
- Reopened an administratively closed matter where third parties were not permitted.
- Disregarded an active District Court citation.
- Threatened me with expulsion for questioning their jurisdiction.
- Characterized me as "insane" for raising lawful procedural concerns.
- Falsely accused me of perjury by referencing a police report that was never produced.
- Misrepresented site conditions after visiting the property.

- Changed my evidence
- Altered and mislabeled meeting minutes and evidence to conceal altering my evidence exhibit list.

In **BA-789**, the Board approved a falsified Site Development Plan, SDP **99**-125, which contained a county signature dated 2020 and a fabricated seal. A SDP dated 2020 cannot legitimately be identified as SDP 99-125 which reflects a 1999 year of filing as coded by DPZ. This raises serious concerns about record integrity when Board of Appeals is suppose to resolve conflicting evidence

They violated the open meeting act. They stated "now you can hear the board deliberating" then opened the husher because they were approving fabricated record and knew what they were doing

In both cases, when I attempted to impeach Department of Planning and Zoning witnesses, I was unlawfully silenced and denied the right to meaningful cross-examination.

Additionally:

- Gene Ryan has a documented history of litigation against the federal government that he lost. He is for a special interest group. He aspires to be politician
- Felita Phillips has been involved in multiple financial and real estate-related legal matters.
- Lynn Foehrkolb consistently supported these improper actions.

Together, their conduct reflects a pattern of bias, procedural violations, and disregard for due process and troubled background and are not fit to adjudicate in quasi-judicial proceeding

The Board of Appeals, as it currently operates, has become a platform for abuse of authority rather than a forum for fair adjudication. Without meaningful oversight, this bill will only strengthen an already broken system.

Instead of expanding the Board's power, this Council should be establishing independent oversight, accountability mechanisms, and removal procedures for misconduct and corruption

For these reasons, I strongly oppose CB-7-2026.

Passing this bill will not serve the public interest. It will serve special interests and protect institutional corruption.

I urge you to vote against it because you are fanning corruption and I have no attention to give up they dont deserve absolute immunity which they are seeking in C-13-CV-25-000106

I respect Council member Liz Walsh and Deb Jung for standing up for integrity in quasi-judicial proceedings. Board of appeals demands oversight by the county council

Thank you

Lubna Khan

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**From:** Ryan Powers <rpowerz115@gmail.com>  
**Sent:** Friday, January 2, 2026 5:26 PM  
**To:** CouncilMail  
**Subject:** HCCA Virtual Discussion for CB7 and CR24: soliciting council comments

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Dear Council Members,

The Howard County Citizens Association is hosting a virtual discussion of CB7 and CR24 with the invitation titled " Discussion of free-speech restrictions of Council members and Board of Appeals alterations" on Jan. 5th @ 7:30. I didn't intentionally schedule this discussion during the Council session, and am inviting you to comment on the intention of CB7-2026 and CR24-2026 or any other statement you would like me to pass on/read. If you intend to make remarks at your Jan 5th meeting, I can also direct people to watch after it is posted.

While I have personal viewpoints on these bills and will be the main facilitator, HCCA's intention is to listen to all community members and formulate community action to offer improvements (if any) to CB7/CR24, which hopefully you will hear during the public hearing Jan 20th.

I look forward to your responses. For full context, below is the message I have sent out with the invitation to the discussion.

Thank you,

Ryan Powers, HCCA board member

----- Forwarded message -----

**From:** Ryan Powers <[rpowerz115@gmail.com](mailto:rpowerz115@gmail.com)>  
**Date:** Thu, Jan 1, 2026 at 12:33 PM  
**Subject:** Invite: Discussion of free-speech restrictions of Council members and Board of Appeals alternations  
**To:** <[howard-citizen@googlegroups.com](mailto:howard-citizen@googlegroups.com)>

Hi HoCo,

(A flyer for a Howard County Citizens Association Virtual Discussion)

**CB7** restricts the free speech of Council members responding to constituents.

**CR24** alters the Board of Appeals at the county-charter level.

- Take Collective Action.
- Get the attention of news media.
- Spread the word. Virtually, Jan 5th @ 7:30



I don't need to tell you there are issues at the Board of Appeals that need to be resolved. However, unless we act together, nothing will be done. The Howard County Citizens Association is sponsoring a virtual discussion meeting on CB7 and CR24. While CR24 expands the number of Board of Appeals members to seven, it does nothing to substantially change the issues many of you have. HCCA is hosting this meeting in order for residents to discuss their issues and concerns and propose amendments. Hopefully, we can agree on one or two that everyone can get behind and testify for.

CB7 limits free speech of Council members. While the intention is to protect various boards (like the Board of Appeals) from political interference, the bill's language could result in a situation in which council members are barred from responding to resident concerns and acting on behalf of their constituents. Ultimately, this bill is anti-democratic in practice since this would result in no representation at all in matters crucial to the county.

Please RSVP here for a **Monday, January 5th virtual meeting @ 7:30**. <https://forms.gle/eVsDbeTCwgN1zuKXA> The deadline is Sat, January 3rd, when the Google Meet invitation/link will be sent out. There is also space to put your thoughts and what you want addressed at the meeting. I've also attached the flyer if you know any neighbor or resident who might be interested.

Happy New Year!,

Ryan Powers, HCCA board member