

THE PALMETTO GROUP, INC. * BEFORE THE
Petitioner * ZONING BOARD
* OF HOWARD COUNTY
* Zoning Board Case No. 1131M

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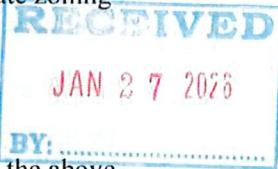
**AMENDMENT TO PETITION TO AMEND
THE ZONING MAP OF HOWARD COUNTY**

The Palmetto Group, Inc., the Petitioner by and through undersigned counsel hereby amends its Petition to Amend the Zoning Map of Howard County. The Petitioner requests that the Zoning Board consider rezoning the subject properties to the R-SC District as an *alternative* to the R-12 District should the Zoning Board determine that a *mistake* occurred during the last comprehensive zoning but not also find that the R-12 District is the most appropriate zoning classification for the subject properties.

Justification Statement In Support of Amendment

On January 8, 2026, the Planning Board of Howard County, Maryland, considered the above-captioned Petition to Amend the Zoning Map to rezone the subject properties from the TOD District to the R-12 District. Having considered the Petition, DPZ's technical staff report, the testimony of witnesses including DPZ staff member, Justin Tyler, undersigned counsel, and two members of the public, the Planning Board unanimously adopted a motion to recommend that the Zoning Board accept that a mapping error occurred during the 2013 comprehensive zoning and to consider alternative zoning districts for the parcels other than the TOD District. The Planning Board did not, however, unanimously find that the R-12 District was the most appropriate zoning for the properties. Rather, the Planning Board recommended that the Zoning Board consider alternative zoning districts for the properties. The Planning Board did not recommend specific zoning classification.

In light of the Planning Board's recommendation to the Zoning Board, the Petitioner has evaluated alternative zoning districts that would also be appropriate for the subject properties in addition to the R-12 District as originally proposed by the Petitioner. As a result, the Petitioner has determined that the R-SC District would also be an appropriate zoning classification for the subject properties.



REVISED

The Planning Board in its deliberations expressed concerns that the both parcels were too small to be developed under TOD District zoning, but members also expressed concerns that the parcels might be too small to be developed under the R-12 District regulations. In light of these observations and comments, the Petitioner has further evaluated the appropriateness of R-SC District zoning for the subject properties. Although R-12 District zoning remains an appropriate zoning classification for the subject properties, the Petitioner recognizes that the R-SC District offers an advantage not provided by the R-12 District. Specifically, the R-SC District has a significantly reduced minimum lot size as compared to the R-12 District (6,000 sq.ft vs. 12,000 sq.ft.). A benefit of the reduced minimum lot size required under the R-SC District is that both parcels would be conforming in terms of lot size. The reduced minimum lot size required under the R-SC District could also afford the Petitioner some flexibility to reconfigure the interior lot lines between the parcels to mitigate the effects of side-yard setbacks.

Except as amended herein, the originally filed Petition to Amend the Zoning Map is incorporated by reference.

Date: 1/23/2026

Respectfully submitted,

OFFIT KURMAN, P.A.

William E. Erskine

William E. Erskine, Esq.

Owner of Parcel 706:
The Palmetto Group, Inc.

By: Eric L. Bers
Eric L. Bers, President

Owner of Parcel 726:



Edward C. Riemer