



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
www.howardcountymd.gov

DPZ Office Use only:
Case No: 2B1131m
Date Filed: 9/2/2025

Zoning Map Amendment Petition

Petition Request

Description of Proposed Map Amendment:

The petitioner is requesting that the Zoning Map of Howard County be amended to change the zoning of the property designated as Parcel 706 on Howard County Tax Map 43 (also known as 6871 Dorsey Road, Elkridge) and Parcel 726 on Howard County Tax Map 43 (also known as 6875 Dorsey Road, Elkridge, MD 21075) from TOD (Transit Oriented Development) District to R-12 (Residential: Single) District.

Request Type: Piecemeal Map Change

Current Zoning District: TOD

Proposed Zoning District: R-12

Did Petitioner Complete Presubmission Community Meeting? Yes

Date if Yes: 07/16/2025

Is There an Approved Conditional Use on Property? No

If Yes, List Case # Here:

Petitioner's Representative Information

Petitioner's Representative Name: Bill Erskine

Address: 7021 Columbia Gateway Drive, COLUMBIA, MD, 21046

Phone: (301) 575-0363

Email: werskine@offitkurman.com

Profession: Attorney

Petitioner Information

Petitioner Name: Eric Bers

Petitioners Business Name/Trading As: The Palmetto Group, Inc.

Address: 3829 Palmetto Court, Ellicott City, MD, 21042

Phone: (410) 302-4231

Email: pacesetterhomes@gmail.com

Petitioner's Interest in Subject Property: Sole Owner

If the petitioner is not the property owner, please explain:



REVISED

Property Information

Are there multiple properties involved with this petition? Multiple Properties

Property Description: unimproved

Existing Use: unimproved

Proposed Use: single-family detached dwelling

Property Owner: The Palmetto Group, Inc.

Property Address: 6871 Dorsey Road, Elkridge, MD, 21075

Tax Map: 43

Grid: 6

Parcel/Lot Number: 706

Zoning District: TOD

County Council District: Council District 3 - Christiana Mercer Rigby

Total Site Area: 0.199

Subdivision Name (If applicable):

Site Development Plan (If applicable):**Plat Number and recordation date (If applicable):**

Zoning Map Amendment Information

Explain the reason for the requested amendment to the Zoning Map.

The Petitioner is requesting to rezone the subject properties in order to be able to develop each property with a single family detached home. Single family detached homes are not permitted under the existing TOD zoning district.

What is the present use of the subject property?

Both parcels are currently unimproved.

Explain the reason why the present zoning classification is not satisfactory.

The Petitioner is not able to use the subject properties in its present zoning classification. The limited nature of the permitted uses under the TOD District causes an inability to use the subject properties; for example, the subject properties are too small to accommodate residential development and are also too small to accommodate the required parking areas for the non-residential uses. Please see the attached Supplement for additional information.

Provide a detailed justification statement explaining how the proposed amendment will be in harmony with current General Plan for Howard County.

As stated above, the Petition intends to develop the subject properties with single family detached dwellings if this Petition is approved. The proposed zoning map amendment will be in harmony with the General Plan for Howard County and will not have the potential to adversely affect the surrounding and vicinal properties. Generally, the proposed zoning map amendments will further the HOCO By Design DN-3 Policy Statement by promoting homeownership in Howard County.

Will the proposed zoning district result in adverse impact on surrounding properties? Please explain.

The proposed use of the property is for residential (single-family detached) which is in keeping with the character of the surrounding neighborhood and therefore will not result in adverse impact on the surrounding and vicinal properties.

Is the subject property currently served by public water, sewerage, and public roads?

The subject properties are both within the metropolitan district and are currently available to be served by public water, sewerage, and public roads.

Are there any other factors which the petitioner desire the Board to consider including copies of any written reports intended to be introduced at the hearing and a written summary of verbal evidence of any expert which will be proffered at the hearing?

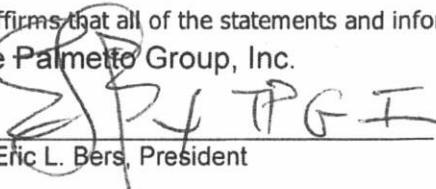
The character of the neighborhood is residential, consisting of single-family detached homes. The subject properties do not have internal access to the developed TOD zoned area adjacent to the Dorsey Marc Station. The development of non-residential uses at this particular location would be very disruptive and out of character for the residential neighborhood, and it would result in additional commercial traffic & vehicles. Please see the attached Supplement for additional information.

Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

The Palmetto Group, Inc.

Petitioner's Signature



SPY PGI

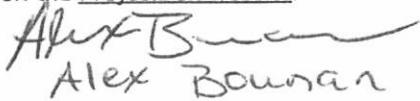
Date

9/5/25

By: Eric L. Bers, President

If the Property Owner is not the Petitioner, you must submit a signed Property Owners Authorization.

Process information and submittal requirements can be found on the ProjectDox website.

Witness: 
Alex Bounan

Digitally Signed by: Bill Erskine

Signature Date: 2025-9-2 14:35:03

CONTACT US

Department of Planning and Zoning
Public Service and Zoning Division
3430 Court House Drive, Ellicott City, MD 21043

Certification of Corporation

Re: The Palmetto Group, Inc.

The undersigned President of The Palmetto Group, Inc., a Maryland corporation does hereby confirm the following in accordance with Howard County Code, Section 16.205(c)(1)(v), and (vi):

1. The Palmetto Group, Inc. is the sole owner of 6871 Dorsey Road, Elkridge, Maryland 21075 (a/k/a Tax Map 43, Parcel 706).
2. The Palmetto Group, Inc., was formed March 15, 1993, and is in Good Standing with the Maryland State Department of Assessment and Taxation.
3. Eric L. Bers is the sole officer and board member of The Palmetto Group, Inc.
4. Eric L. Bers has 100% ownership interest in The Palmetto Group, Inc.
5. Eric L. Bers formed The Palmetto Group, Inc. in 1993 and has been the sole owner, officer and board member since the formation of the corporation.
6. Eric L. Bers's business address is 7201 Forest Ave., Hanover, MD 21076, and his mailing address is Post Office Box 841, Ellicott City, Maryland, 21041.

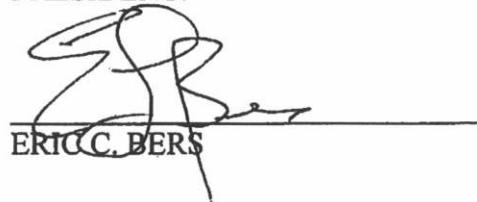
IN WITNESS THEREOR: the undersigned, Eric C. Bers, as President, does hereby execute this Certification of Corporation this 11 day of September, 2025.

WITNESS:



A handwritten signature of Alex Brown, consisting of the name "Alex" and "Brown" in a cursive script, followed by a horizontal line for a signature.

PRESIDENT:



A handwritten signature of Eric C. Bers, consisting of the name "Eric" and "Bers" in a cursive script, followed by a horizontal line for a signature. Below the signature, the name "ERIC C. BERS" is printed in capital letters.



Property Owners Authorization for Zoning Petitions

Any Zoning Petition not submitted and otherwise signed by the Property Owner shall be submitted with written authorization from the Property Owner authorizing the Petitioner to act on behalf of the Property Owner.

I (we): Edward C. Riemer
(Print Property Owner(s) Name / Firm / Organization)

Hereby Authorize: The Palmetto Group, Inc.
(Print Petitioner Name/Organization)

For Subject Property: 6875 Dorsey Road, Elkridge, MD 21075
(Print Subject Property Address)

To apply for the following Zoning Petition:

<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Non-Conforming Use (Hearing Examiner)
<input type="checkbox"/> Nonconforming Use Confirmation (Division)	<input checked="" type="checkbox"/> Amend the Zoning Map of Howard County
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Amend the Zoning Regulations of Howard County
<input type="checkbox"/> Non-Residential Variance	<input type="checkbox"/> Preliminary Development Plan in a MXD District
<input type="checkbox"/> Residential District Variance	<input type="checkbox"/> Amended Preliminary Development Plan
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Other (Explain):

The undersigned property owner does further authorize the Petitioner to make applications for any and all site plans and/or permits necessary to implement its plan in relation to the aforementioned conditional Zoning Petition.

Edward C. Riemer

Name

ED.RIEMER@YAHOO.COM

Property Owners Email


Property Owners Signature

10956 Trotting Ridge Way,
Columbia, MD 21044

Property Owners Address

31 WADE AVE APT B
CATONSVILLE, MD 21228

Date

9/4/25
410-274-5863

Property Owners Phone



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

dpzzoning@howardcountymd.gov (410) 313-2350

ZONING PETITION AFFIDAVIT

Petitioner Name: The Palmetto Group, Inc.
Property Address: 6871 & 6875 Dorsey Road, Elkridge, MD 21075
Zoning Petition Type: Zoning Map Amendment Petition

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended.

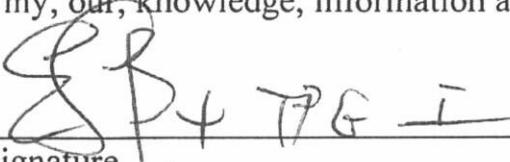
The undersigned does hereby declare that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached application for a zoning petition as requested for the property referenced above.

I we, do solemnly declare and affirm under the penalties of perjury that the contents of the aforesgoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

The Palmetto Group, Inc.

By: Eric L. Bers, President

Petitioner Name


Signature

9/5/25
Date

Alex Bowman

Witness Name


Signature

9/5/25
Date

Witness Name

Signature

Date

This Affidavit must be signed, scanned and uploaded through the ProjectDox Zoning Petition Application process at <https://howard-md-us.avolvecloud.com/ProjectDox/>

For more information or questions, contact DPZ at (410) 313-2350.



AFFIDAVIT AND DISCLOSURE OF CONTRIBUTION

For Petitions to Amend the Zoning Regulations, Zoning Maps and Preliminary Develop Plans of Howard County

Zoning Matter: The Palmetto Group, Inc.

AFFIDAVIT AS TO CONTRIBUTIONS TO CANDIDATES AND BUSINESS ENGAGEMENTS WITH ELECTED OFFICIALS

As required by the Maryland Public Ethics Law Annotated Code of Maryland, General
Provisions Article Sections 5-852 through 5-854

ALL BOLDED TERMS ARE DEFINED BY SECTION 5-852 MARK EACH PARAGRAPH AS
APPLICABLE

1. I, The Palmetto Group, Inc., the **Applicant** filing an **Application** in the above zoning matter, to the best of my information, knowledge, and belief HAVE / HAVE NOT made a **Contribution** or contributions having a cumulative value of \$500 or more to the treasurer of a **Candidate** or the treasurer of a **Political Committee** during the 48-month period before the **Application** was filed; and I AM / AM NOT currently **Engaging in Business** with an **Elected Official**.
2. I, the **Applicant** or a **Party of Record** in the above referenced zoning matter, acknowledge and affirm that, if I or my **Family Member** has made a **Contribution** or contributions having a cumulative total of \$500 or more during the 48-month period before the **Application** was filed or during the pendency of the **Application**, I will file a disclosure providing the name of the **Candidate** or **Elected Official** to whose treasurer or **Political Committee** the **Contribution** was made, the amount, and the date of the **Contribution**; and that a **Contribution** made between the filing and the disposition of the **Application** will be disclosed within 5 business days after the **Contribution**.

3. I, the **Applicant**, acknowledge and affirm that, if I begin **Engaging in Business** with an **Elected Official** between the filing and the disposition of the **Application**, I will file this **Affidavit** at the time of **Engaging in Business** with the **Elected Official**.

I SOLEMNLY AFFIRM UNDER THE PENALTIES OF PERJURY and upon personal knowledge that the contents of this Affidavit are true.

The Palmetto Group, Inc.

By: Eric L. Bers, President
(Print Full Name)

EB TPG LLC
(Sign full name & indicate legal capacity, if applicable)

9/5/25
Date

Alex Bounan
witness: Alex Bounan

Zoning Matter: The Palmetto Group, Inc.

DISCLOSURE OF CONTRIBUTION

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Applicant or Party of Record: The Palmetto Group, Inc.

(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

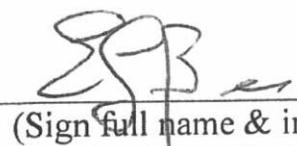
NAME	DATE	AMOUNT

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The Palmetto Group, Inc.

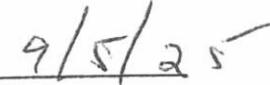
By: Eric L. Bers, President

(Print Full Name)



(Sign full name & indicate legal capacity, if applicable)


Witness: Alex Bounan


Date

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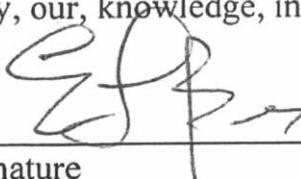
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Property Address: 6871 & 6875 Dorsey Road, Elkridge, MD 21075
Zoning Petition Type: Zoning Map Amendment Petition

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The undersigned does hereby declare that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached application for a zoning petition as requested for the property referenced above.

I we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

Eric L. Bers
Petitioner Name


Signature

9/5/25
Date

Alex Bounan
Witness Name

Alex Bounan
Signature

9/5/25
Date

Witness Name

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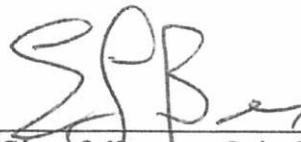
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Eric L. Bers

(Print Full Name)



(Sign full name & indicate legal capacity, if applicable)

9/5/25

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Alex Bounan
witness: Alex Bounan

Zoning Matter: The Palmetto Group, Inc.

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Applicant or Party of Record: Eric L. Bers

(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

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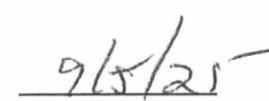
Eric L. Bers

(Print Full Name)



(Sign full name & indicate legal capacity, if applicable)


witness: Alex Berman


Date

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Edward C. Riemer
Petitioner Name

9/4/25
Date

Kory Riemer
Witness Name

9/4/25
Date

Witness Name

Date

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Edward C. Riemer

(Print Full Name)



(Sign full name & indicate legal capacity, if applicable)



Date

Zoning Matter: The Palmetto Group, Inc.

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Applicant or Party of Record: Edward C. Riemer

(Print Full Name)

RECIPIENTS OF CONTRIBUTIONS:

NAME	DATE	AMOUNT

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Edward C. Riemer

(Print Full Name)



(Sign full name & indicate legal capacity, if applicable)

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