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Baltimore County Begins 2008 Comprehensive Zoning Map Process

By Robert W. Cannon

On September 4, 2007, Baltimore County began the 2008 Comprehensive Zoning Map Process (CZMP). This process, which occurs every four years, gives persons and entities the opportunity to try to change the zoning classification on any property in the county – even if they do not own it. The year-long process will culminate in the Baltimore County Council's decisions on the rezoning petitions prior to September 16, 2008 and the adoption of new zoning maps for the County.

The CZMP affords an excellent opportunity for those who want property in Baltimore County rezoned. Outside of the CZMP, property in the county may be rezoned only if the County Board of Appeals determines that a substantial change has occurred in the character of a property's neighborhood since the last CZMP or that a property's zoning was established in error.

The general public may file reclassification petitions between September 4, 2007 and October 15, 2007. Filing fees range from \$500 to \$1,565.

If you would like additional information on the CZMP, or are interested in having property in Baltimore County rezoned, please contact the author of this Bulletin at 410.332-8816 or rcannon@saul.com; or James E. Goodrich at 410.332.8759 or jgoodrich@saul.com or Francie Cohen Spahn at 410.332.8613 or fspahn@saul.com.

This Bulletin was written by Robert W. Cannon, a Partner in Saul Ewing's Real Estate Department, resident in the Firm's Baltimore, Maryland office. Bob has more than 40 years of experience in real estate law, handling various fields of real estate, including sales, acquisitions, leasing, development, financing (taxable and tax-free), zoning and land use, condominiums and cooperatives, condemnation, construction and arbitration.

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