

Baltimore County 2004 Comprehensive Zoning Map Process

On Sept. 2, 2003, Baltimore County began the 2004 Comprehensive Zoning Map Process (CZMP). This process, which occurs every four years, gives persons and entities the opportunity to change the zoning classification on *any* property in the county – even if they do not own it. The yearlong process will culminate in the Baltimore County Council’s decisions on the rezoning petitions by Sept. 16, 2004, 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 until Oct. 15, 2003. 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 Robert W. Cannon at (410) 332-8816 (rcannon@saul.com) or James E. Goodrich at (410) 332-8759 (jgoodrich@saul.com). The statements contained in this Update are intended for general information and do not constitute legal advice.

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