

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2024, Legislative Day No. 12

Bill No. 55-24

Mr. David Marks, Councilman

By the County Council, July 1, 2024

A BILL
ENTITLED

AN ACT concerning

Comprehensive Zoning Map Process – Notice to Owner – Removal of Posted Notice

FOR the purpose of requiring the removal of certain notice posted on certain property regarding a possible change of zoning classification within a certain number of days following the conclusion of the Planning Board hearing on the issue to which the identified property relates; and generally relating to posting notice of on a property.

BY repealing and re-enacting, with amendments

Section 32-3-215
Article 32 – Planning, Zoning, and Subdivision Control
Title 3 – Zoning
Subtitle 2 – Zoning Process
Part II – Comprehensive Zoning Map Process
Baltimore County Code, 2015

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:

3
4 ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

5 Title 3 – Zoning

6 Subtitle 2 – Zoning Process

7
8 § 32-3-215. Notice to owner.

9 (a) A property being considered for a possible change of zoning classification shall be
10 posted at least 15 days before the Planning Board hearing on the issue to which the identified
11 property relates.

12 (b) If a request for change in zoning has been filed by an applicant other than the county,
13 the applicant shall be responsible for the cost of posting by payment of a posting fee to the
14 county.

15 (c) (1) Within 15 days after a request for a change in zoning classification is filed,
16 the Department of Planning shall send notice, by regular mail, to the property owner and to the
17 adjacent property owners.

18 (2) The applicant shall provide the Department of Planning with a list, under
19 affirmation, of the names and addresses of the adjacent property owners.

20 (d) (1) Subject to paragraph (2) of this subsection, the Department of Planning shall
21 determine the manner of posting and the content of the notice.

22 (2) The notice to the property owner shall be in the form of a letter that explains
23 the request for change in zoning.

1 (e) If a zoning issue contains more than one property, the Department of Planning may
2 post one or more notices for all properties included in the issue.

3 (f) Failure to post a property or mail notice does not invalidate or affect any subsequent
4 change in the zoning of the subject property.

5 ~~(G) FOR ANY NOTICE POSTED ON A PROPERTY BY THE DEPARTMENT OF~~
6 ~~PLANNING UNDER THIS SECTION, THE DEPARTMENT SHALL REMOVE THE~~
7 ~~POSTING WITHIN 60 DAYS FOLLOWING THE CONCLUSION OF THE PLANNING~~
8 ~~BOARD HEARING ON THE ISSUE TO WHICH THE IDENTIFIED PROPERTY RELATES.~~

9 (G) (1) THE DEPARTMENT OF PLANNING SHALL DETERMINE THE
10 MANNER OF REMOVAL OF THE NOTICE.

11 (2) SUCH NOTICE SHALL BE REMOVED WITHIN 60 DAYS FOLLOWING
12 THE CONCLUSION OF THE PLANNING BOARD HEARING ON THE ISSUE TO WHICH
13 THE IDENTIFIED PROPERTY RELATES.

14
15 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
16 the affirmative vote of five members of the County Council, shall take effect 14 days from the
17 date of enactment.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - BILL

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

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Councilman Young

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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ROLL CALL - AMENDMENTS

MOTION

SECOND

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Councilman Young

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell