

PETITION FOR A ZONING RECLASSIFICATION

Please read instructions on reverse side before completing this form. If additional space is required, attach a separate sheet.

I/We, the undersigned owner(s) of the property described below, do hereby petition for a zoning reclassification of this property from _____ zoning to _____ zoning.

Address of Property:

Legal Description and Acreage of Property:

Present Use of Property:

Proposed Use of Property:

Reason why petitioner feels that a zoning reclassification should be granted:

By signing below you acknowledgement and accept responsibility for payment of the application fee, all required advertising costs, and other costs associated with the review and consideration of this petition.

Property Owner(s) _____ or Agent _____ (Check one)

Name

Name

Address

Address

Telephone

Fax

Telephone

Fax

Signature

Signature

FOR OFFICE USE ONLY

Date petition Received: _____

Petition Fee Received: _____

Received By: _____

Planning Commission Recommendation:

Approved ____ Denied ____ Date _____

Town Council Action:

Approved ____ Denied ____ Date _____

Resolution No. _____

INSTRUCTIONS FOR FILING A PETITION FOR A ZONING RECLASSIFICATION

This petition must be accompanied by the following:

1. Payment of a non-refundable \$300.00 petition fee.
2. An affidavit authorizing an agent to act on behalf of the owner if the petitioner is not the owner.
3. A plat drawn to scale of the area requested for zoning classification showing existing and proposed boundaries.

When completing this form, please supply the most complete information possible relating to the existing and proposed use of the property.

Submit petition, required documents and fee to the Town Council at the Trappe Town Office, PO Box 162; 4011 Powell Avenue, Trappe, MD 21673.

If assistance is required to complete this form, please contact:

Planning & Zoning Department
Phone (410) 476-3170
Fax (410) 476-3192

No application for reclassification shall be accepted for filing by the Town Council if the application is for the reclassification of the whole or any part of land for which reclassification has been **denied within 12 months** from the date of the Town Council decision.

ZONING RECLASSIFICATION STEPS

The following are excerpts from the Trappe Zoning Ordinance Subsection 8.34:

Amendment Initiation: petition of any property owner or contract purchaser of property to the Town Council containing the proposed map with associated proposed amendments. The Town Council shall have no obligation to introduce an ordinance or amendment. The decision to introduce or enact any amendment to the Zoning Ordinance is a matter of the legislative discretion of the Town Council.

Procedure for Amendment: Upon receipt of request the Town Council may hold a work session or conference to discuss generally any amendment. The Town Council shall refer to the Planning Commission for investigation and recommendation. The Planning Commission shall hold such public hearings as are necessary to gather pertinent information. The Planning Commission will submit its recommendation and information to the Town Council within 60 days of receiving completed submission from the applicant.

After receiving the recommendation from the Planning Commission the Town Council shall hold a public hearing regarding the proposed amendment. Notice of the hearing will be posted at the Town Office, and in the local newspaper once a week for 2 successive weeks at least 14 days prior to the hearing. The **applicant** shall be responsible for the payment of all advertising expenses, and said expenses must be paid prior to the public

Town of Trappe Maryland Reclassification Application

hearing.

Site Visit: Prior to voting on the proposed request for reclassification each member of the Town Council shall visit the site in order to inspect physical features of the property and to determine the character of the surrounding area.

FINDINGS FOR RECLASSIFICATION

The Town Council may grant a reclassification based upon a specific determination and factually supported finding that there has been a substantial change in the character of the area where the property is located, or that there was a mistake in the existing zoning classification. This change or mistake standard does not apply to regional or comprehensive rezoning map amendments or to a floating zone amendment.

Findings: The Town Council shall make findings of fact in each specific case including but not limited to: anticipated population change, availability of public services to serve the property present and future transportation patterns, compatibility with existing and proposed development, and compatibility with the Comprehensive Plan. The Town Council shall receive and consider the recommendation of the Planning Commission.

NOTE No request for reclassification shall be considered except as provided in the Zoning Ordinance.

