

File Number: C-_____



Talbot County Department of Planning and Zoning
215 Bay Street, Suite 2
Easton, Maryland 21601
410-770-8030

Amendment to Official Zoning Maps Application

Office Use Only:

Application Filing Date: _____ Fee Paid: _____

Planning Commission Date: _____ H.P. Commission: _____
(If Applicable)

Applicant(s) Name: _____ Email: _____

Address: _____

Telephone Number: _____ Cell Number: _____

Property Owner(s) Name: _____

Property Owner(s) Signature: _____

Address of Property: _____

Tax Map: _____ Grid: _____ Parcel: _____ Lot: _____ Size: _____

Current Zoning: _____ Proposed Zoning: _____

Proposed Use of Property: (Use Additional Sheets if Necessary): _____

Reason Requested: _____

I certify that all information provided on this application is true and correct. I further certify that I have read the above information and understand the process involved with Amendments to the Talbot County Official Zoning Maps.

Applicant's Signature

Date



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Amendment to Official Zoning Maps Checklist

All below zoning map amendments may be initiated by the County Council, Planning Commission, Planning Officer, or by a person with a committed financial, contractual or proprietary interest in the property to be affected by the proposed amendment. Applications must be accompanied by 15 copies of plats drawn to scale showing the existing and proposed zoning boundaries and other information needed to locate the parcel and as defined within the specific section of the ordinance related to the proposed amendment.

- _____ 1. **Growth Allocation § 190-176** - The purpose of a Growth Allocation District Boundary Amendment is to create lots or parcels within the Critical Area that maximize the opportunities for clustered development that protect habitat and agricultural resources.
- _____ 2. **Historic District Overlay Zone § 190-108** – The purpose of the Historic District Overlay Zone is to preserve the resources in the County which have historic value together with all structures, appurtenances and environmental settings.
- _____ 3. **Buffer Management Area § 190-112** – The purpose of the Critical Area Buffer Management Areas is to allow a reduced buffer from Mean High Water for properties which demonstrate that existing patterns of residential, commercial and industrial development prevent the buffer from fulfilling its natural function.
- _____ 4. **Change in Zoning § 190-174** – After review of the applicable findings, the Council may:
 - (a) Grant the amendment based upon a finding that there was a substantial change in the character of the neighborhood where the property is located; or
 - (b) Grant the amendment based upon the fact that there was a mistake in the existing zoning classification.
- _____ 5. **Other Changes to Official Zoning District Map**
Please specify your change request:

Amendment to Official Zoning Maps Findings of Fact

1. Is the proposed rezoning consistent with the purposes and intent of the Talbot County Comprehensive Plan?

2. Is proposed rezoning compatible with existing and proposed development and land use in the surrounding area?

3. Are there available adequate public facilities for the rezoning?

4. How will the proposed rezoning effect present and future transportation patterns?

5. How will the proposed rezoning effect population change within the immediate area?

Note: All of the above must be answered in order to proceed with this application.

Amendment to Official Zoning Maps Application shall be accompanied by:

- _____ Statement of significance
- _____ Photographic documentation
- _____ Letter of approval from property owner
- _____ Copy of deeds and/or legal description of district
- _____ Copy of tax map, sketch plan or plat map
- _____ Large Scale map showing general location of property and improvements
- _____ Adjacent property owner list
- _____ Amendment to Official Zoning Maps Checklist
- _____ Amendment to Official Zoning Findings of Fact

§ 190-174 Amendments to Official Zoning Maps

- A. Procedures. Applications to amend the Official Zoning Maps shall be submitted and processed in accordance with the requirements of this article for County Council applications.
- B. Factors to be considered. The Council shall consider findings of fact including, but not limited to, the following when making a decision on a proposed amendment to the Official Zoning Maps:
 - 1. Consistency with the purposes and intent of the Talbot County Comprehensive Plan;
 - 2. Compatibility with existing and proposed development and land use in the surrounding area;
 - 3. Availability of public facilities;
 - 4. The effects on present and future transportation patterns; and
 - 5. The effect on population change within the immediate area.
- C. Standard for decision.
 - 1. After a review of the applicable findings, the Council may grant a zoning map amendment based upon one of the following findings:
 - (a) That there was a substantial change in the character of the neighborhood where the property is located; or
 - (b) That there was a mistake in the existing zoning classification.
 - 2. The findings given in Subsection C (1) above shall not be required to establish a floating or overlay district or to approve a comprehensive or sectional zoning map amendment.
 - 3. The fact that an application for a zoning map amendment complies with all the specific requirements and purposes set forth in this chapter shall not be deemed to create a presumption that the proposed amendment would be compatible with surrounding land uses and is not, in itself, sufficient to require approval.