



Town of North East, Maryland Rezoning Application - Procedures and Instructions

1. The following must be mailed to the Office of Planning and Zoning, P.O. Box 528, North East, Maryland 21901-0528 OR dropped off at the Town Hall, 106 South Main Street:
 - ✓ Application
 - ✓ Sketch of proposed project indicating:
 - a. property size
 - b. parcel number
 - c. boundaries of immediate surroundings
 - d. all structures on the subject property
 - e. adjacent streets
 - ✓ Fee for application (non-refundable)
 - ✓ Copy of current Deed or Deeds

Acceptance of application by staff DOES NOT indicate application approval. Incomplete applications will cause delays in processing.

2. Application Fee \$300.00

Make check payable to: Town of North East

3. Applicants will be notified by Certified Mail of scheduled public hearings. Failure to attend scheduled hearings will result in the application being withdrawn. If, for any reason, the applicant requires the application be rescheduled, a new application shall be submitted with the required fee.

4. APPLICANT IS RESPONSIBLE FOR THE FOLLOWING:

- ✓ Meeting the criteria for granting a rezoning request, as set forth in Article 66B of the Annotated Code of Maryland. A copy of the pertinent section of the Code is attached for your convenience. Please attach your response to the criteria to your application.

5. PLEASE BE ADVISED of the following:

- ✓ Adjoining property owners will be notified of your application.
- ✓ Legal Notices will appear in the local newspaper regarding the rezoning request.
- ✓ A member of our staff will post your property with a notice advertising the scheduled public hearings. Please ensure that the notice remains on your property until the public hearings are concluded. Thank you
- ✓ The North East Planning Commission will hear the request for rezoning and make a recommendation to the Mayor and Commissioners. The Mayor and Commissioners will hear the request for rezoning and render a decision.

IF YOU SHOULD HAVE ANY QUESTIONS – PLEASE CONTACT THE OFFICE OF PLANNING AND ZONING AT 410-287-5801.

CASE NUMBER: _____

REZONING APPLICATION - TOWN OF NORTH EAST
P.O. BOX 528 / 106 SOUTH MAIN STREET
NORTH EAST, MARYLAND 21901-0528
PHONE 410-287-5801 / FAX 410-287-8267

PART 1. APPLICANT INFORMATION Owner _____ Representative _____

APPLICANT NAME – (PLEASE PRINT CLEARLY – LIST ADDITIONAL NAMES ON PAGE 5): _____

APPLICANT ADDRESS: _____

TELEPHONE NUMBER: _____ FAX NUMBER: _____

PART 2. PROPERTY INFORMATION

PROPERTY OWNER NAME – (PLEASE PRINT CLEARLY – LIST ADDITIONAL NAMES ON PAGE 5): _____

PROPERTY OWNER ADDRESS: _____

TELEPHONE NUMBER: _____ FAX NUMBER: _____

LOCATION OF PROPERTY: _____ SIDE OF _____(STREET)

TAX MAP # _____ BLOCK # _____ PARCEL # _____

DEED REFERENCE: FOLIO _____ AND LIBER _____

PRESENT ZONING CLASSIFICATION: _____

REQUESTED ZONING CLASSIFICATION: _____

PRESENT CRITICAL AREA LAND USE DESIGNATION: _____

REQUESTED CRITICAL AREA LAND USE DESIGNATION: _____

EXISTING USE OF PROPERTY: _____

PROPOSED USE OF PROPERTY: _____

HAS THERE BEEN A PREVIOUS ZONING CHANGE ON THIS PROPERTY? IF YES, EXPLAIN _____

PROPOSED TIME SCHEDULE FOR DEVELOPMENT: _____

PROBLEM AREAS: EXPLAIN ANY PROBLEM AREAS AND PROPOSALS TO CORRECT THOSE AREAS:

PART 3 - REASON FOR REZONING REQUEST (ATTACH ADDITIONAL SHEETS IF NECESSARY)

STATE IN DETAIL THE REASON FOR THE REQUEST TO HAVE THE ZONING DESIGNATION AMENDED: _____

PART 4 – FINDINGS FOR REZONING REQUEST (ATTACH ADDITIONAL SHEETS IF NECESSARY)

A-1) WHAT MISTAKE IN THE COMPREHENSIVE REZONING OF DECEMBER 7, 1980 WOULD MAKE THE PASSAGE OF THIS AMENDMENT NECESSARY? _____

A-2) CHESAPEAKE BAY CRITICAL AREA LAND USE DESIGNATION CHANGES: WHAT MISTAKE IN THE CRITICAL AREA LAND USE DESIGNATION OF JUNE 11, 1988 WOULD MAKE THE PASSAGE OF THIS AMENDMENT NECESSARY?

B-1) THE LOCAL LEGISLATIVE BODY MAY CONSIDER SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD. DESCRIBE IN DETAIL AND ATTACH A MAP THAT DEFINES THE NEIGHBORHOOD YOU WILL BE REFERRING TO IN YOUR APPLICATION.

B-2) WHAT SUBSTANTIAL CHANGES IN THE CHARACTER OF THE "NEIGHBORHOOD" HAVE THERE BEEN SINCE THE COMPREHENSIVE REZONING OF DECEMBER 7, 1980 TO JUSTIFY THE REZONING OF THIS PROPERTY?

B-3) PROVIDE DATA REGARDING THE POPULATION CHANGE: _____

B-4) STATE THE AVAILABILITY OF PUBLIC FACILITIES: _____

B-5) DESCRIBE THE PRESENT AND FUTURE TRANSPORTATION PATTERNS: _____

B-6) DESCRIBE THE COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT FOR THE AREA: _____

B-7) DESCRIBE THE RELATIONSHIP OF THE PROPOSED AMENDMENT TO THE TOWN'S COMPREHENSIVE PLAN: _____

B-8) OTHER FACTORS WHICH YOU BELIEVE SHOULD BE CONSIDERED: _____

LIST THE NAMES AND ADDRESSES OF ALL APPLICANTS: ATTACH ADDITIONAL SHEETS IF NECESSARY

(Please Print Clearly)

APPLICANT NAME ADDRESS PHONE

LIST THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS: ATTACH ADDITIONAL SHEETS IF NECESSARY

(Please Print Clearly)

OWNER NAME ADDRESS PHONE

