



CITY OF ABERDEEN

APPLICATION FOR REZONING FOR INDIVIDUAL PARCELS

DATE: _____

ADDRESS OF PROPERTY: _____

PROPERTY OWNER: _____

MAILING ADDRESS OF

PROPERTY OWNER (if different than above): _____

The Maryland Department of Assessments and Taxation Real Property Search has the information required for this application at <https://dat.maryland.gov/realproperty/pages/default.aspx>

ELECTION DISTRICT: _____

TAX IDENTIFICATION NUMBER: _____

TAX MAP #: _____

PARCEL #: _____

LOT NUMBER: _____

ACREAGE: _____

DEED TITLE REFERENCE: _____

WHAT IS THE CURRENT ZONING OF YOUR PROPERTY: _____

WHAT IS THE CURRENT USE OF THE PROPERTY FOR WHICH YOU ARE REQUESTING A REZONING: _____

WHAT IS THE ZONING DESIGNATION THAT YOU ARE

REQUESTING: _____

DESCRIPTION OF PROPOSED REZONING REQUESTED: _____

WHAT IS THE PROPOSED USE OF YOUR PROPERTY IF THE REQUESTED REZONING IS GRANTED: _____

WHAT IS THE JUSTIFICATION FOR YOUR REQUESTED REZONING: _____

Below you will find the requirements provided in the Code of the City of Aberdeen, Chapter 235 -
Development Code, §235-13. Rezoning for individual parcels.

- A. The Zoning Administrator, as an agent for the City, may initiate a rezoning request if the Zoning Administrator determines that a mistake in the zoning has occurred during the last comprehensive rezoning or that there has been a substantial change in the character of the neighborhood. The Zoning Administrator shall be deemed an interested party and subject to the same submittal and notification requirements as a property owner.
- B. Request initiated by property owner. Any request for a rezoning to the property by a property owner or contract purchaser, with the consent of the property owner, shall be submitted to the Zoning Administrator and shall include:
 - 1) The location and size of the property, tax identification number, tax map and parcel number.
 - 2) A title reference or a description by metes and bounds, courses and distance.
 - 3) The present zoning classification and the classification proposed by the applicant.
 - 4) The names and addresses of all persons, organizations, corporations, or groups owning land, any part of which lies within 500 feet of the property proposed to be reclassified as shown on the current assessment records of the State Department of Assessments and Taxation.
 - 5) A statement of the grounds for the request, including:
 - a) A statement as to whether there is an allegation of mistake as to the existing zoning and, if so, the nature of the mistake and facts relied upon to support this allegation;
 - b) A statement as to whether there is an allegation of substantial change in the character of the neighborhood and, if so, a precise description of such alleged substantial change; and

- c) A statement as to whether the proposed classification is in conformance with the Comprehensive Plan and the reasons for the opinion.
- C. A concept plan shall be independent of any proposed uses of the property and submitted with the application. The concept plan shall illustrate the proposed general nature and distribution of land uses on the property but need not include drawings prepared by an engineer.
- D. The Planning Commission shall review applications for rezoning and submit its recommendation to the Council prior to the scheduled public hearing.
- E. Notice of public hearing shall be provided thirty (30) days prior to the scheduled public hearing in a newspaper of general circulation in the City and posted on the City's website. A complete record of the hearing and the votes of all the Council shall be kept.
- F. The Council shall make findings of fact in each specific case, including but not limited to the following matters: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the Planning Commission and the relationship of such proposed rezoning to the Comprehensive Plan.
- G. The Council may grant the amendment based upon a finding that there was a substantial change in the character of the neighborhood where the property is located since the last comprehensive zoning or that there was a mistake in the last comprehensive zoning.
- H. Any person aggrieved by the decision of the Council may appeal to the Circuit Court for Harford County within 30 days from the date of the decision.
- I. The public hearing notice shall be mailed to the property owners that own property within 500 feet of the property proposed to be reclassified. The public hearing notice will be posted on the City's website and information on the rezoning shall be available at the City offices upon request.