

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2014 Legislative Session

BILL NO. 2014-09

Introduced by: Charles County Commissioners

NOTIFICATION PROCEDURES FOR BOARD OF APPEALS HEARINGS AND
ZONING MAP AMENDMENTS

Date introduced: 9 / 23 / 2014

Public Hearing: 11 / 18 / 2014 @6:00 p.m.

Commissioners Action: 11 / 18 / 2014

Commissioner Votes: CQK: Y, RC: Y, KR: Y, DD: Y, BR: Y

Pass/Fail: Pass

Effective Date: 11 / 28 / 14

Remarks: _____

NOTE: CAPITALS indicate matter added to existing text.
[Brackets] indicate matter deleted from existing law.

1 COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2
3 2014 Legislative Session

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5 Bill No. 2014-09

6 Chapter No.297 - Zoning Ordinance

7 Introduced by Charles County Commissioners

8 Date of Introduction: September 23, 2014

9
10 BILL

11 AN ACT concerning:

12 NOTIFICATION PROCEDURES FOR BOARD OF APPEALS HEARINGS AND
13 ZONING MAP AMENDMENTS

14
15 FOR the purpose of

16 Changing notification requirements for zoning map amendments

17 By adding and Amending:

18 Article XXV: Board of Appeals,

19 Chapter 297 – Zoning Ordinance §297-411 (B), Notice of Hearings

20 *Code of Charles County, Maryland*

21 *(2013 Edition)*

22
23 BY Adding and Amending:

24 Chapter 297 – Zoning Ordinance

25 Article XXVII Amendments, §297-448(M) and (O), Local map amendments.

26 *Code of Charles County, Maryland*

27 *(2013 Edition)*

28
29 SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF
30 CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as
31 follows:

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Asterisks *** mean intervening code language remaining unchanged
NOTE: CAPITALS indicate language added to existing law.
[Brackets] indicate language deleted from existing law.

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Chapter 297. ZONING ORDINANCE

Article XXV: Board of Appeals

Section 297-411. Notice of hearing.

- A. Within 60 days of receipt of an application, the Zoning Officer shall send written notice of the time and date of the hearing to the applicant.
- B. Not less than 14 days prior to the hearing, the applicant or his agent shall mail a notice by certified mail, return receipt requested, to [all adjoining and confronting property owners] EACH PROPERTY OWNER THAT IS WITHIN A TWO HUNDRED (200) FOOT RADIUS OF THE PROPERTY LINE THAT IS THE SUBJECT OF THE HEARING of the time, date, place and nature of the public hearing. THE APPLICABLE NOTIFICATION LIST SHALL BE PROVIDED BY THE PLANNING DIVISION TO THE APPLICANTS. The applicant shall file, with the Zoning Officer, an affidavit of mailing of such notice as an exhibit in the public hearing prior to 4:30 p.m. of the day of the hearing. Filing the affidavit of mailing shall constitute substantial compliance with the notice requirement unless cause to the contrary is shown.

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Chapter 297. ZONING ORDINANCE

Article XXVII: Amendments

Section 297-448. Text Amendments.

- M. The required location for the posting of the zoning sign will be given to the applicant by the Zoning Officer in accordance with the County Commissioners' Rules of Practice and Procedures. ONE SIGN SHALL BE PLACED ON EACH SIDE, FRONT, OR REAR OF THE PROPERTY WHICH ABUTS A PUBLIC OR PRIVATE ROAD. FOR PROPERTIES WITH A STREET FRONTAGE OF MORE THAN TWO HUNDRED (200) FEET, TWO SIGNS ARE REQUIRED ALONG THE PROPERTY LINE AND SEPARATED BY AT LEAST ONE HUNDRED (100) FEET. THE SIGNS SHALL BE POSTED AS TO BE FACED IN OPPOSITE DIRECTIONS SO AS TO BE VISIBLE BY THE PUBLIC AND TRAFFIC TRAVELING IN EITHER DIRECTION PARALLEL TO THE STREET FRONTAGE.

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2 O. At least 14 days prior to the PLANNING COMMISSION public [hearing] MEETING,
3 AND AGAIN AT LEAST 14 DAYS PRIOR TO THE COUNTY COMMISSIONERS'
4 PUBLIC HEARING, the applicant shall mail a CERTIFIED letter of notification [on the
5 applicable form provided by the Zoning Officer], to each property owner whose land
6 [either abuts or confronts] IS WITHIN A TWO HUNDRED (200) FOOT RADIUS OF
7 the property line that is the subject of the rezoning request. THE APPLICABLE
8 NOTIFICATION LIST SHALL BE PROVIDED BY THE PLANNING DIVISION TO
9 THE APPLICANT.

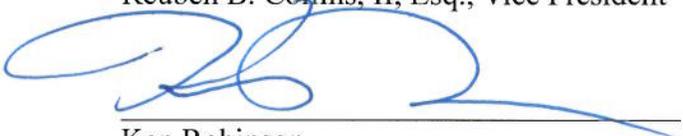
10 * * * * *
11 **SECTION 2.** BE IT FURTHER ENACTED, that this act shall take effect ten (10)
12 calendar days after it becomes law.
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14 ADOPTED this 18th day of November, 2014.

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16 COUNTY COMMISSIONERS
17 CHARLES COUNTY, MARYLAND

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20 _____
21 Candice Quinn Kelly, President

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25 Reuben B. Collins, II, Esq., Vice President

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27 _____
28 Ken Robinson

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31 _____
32 Debra M. Davis, Esq.

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34 _____
35 Bobby Rucci

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37 ATTEST:

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39 _____
40 Danielle Mitchell, Clerk to the Commissioners

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