



PROCEDURES

Zoning Reclassification or Text Amendment

All rezoning requests shall adhere to the specifications of Article XIII, Section 165-99 of the Town of Bel Air Development Regulations. Any Petition for zoning reclassification or amendment to the text of the regulations shall be submitted as follows:

1. The applicant prepare a and submit a brief description addressing the reason for the request to the Town Board. This should highlight the following information, as required by the Land Use Article of the Maryland Annotated Code.
 - Justification statement describing the request, supporting information and rationale behind the proposal.
 - A zoning reclassification request must address whether the original zoning classification was a mistake or if there has been a substantial change in the neighborhood.
 - A zoning reclassification request must define the area considered to constitute the neighborhood.
 - A zoning reclassification request must address the following changes in the neighborhood since the last Comprehensive Rezoning:
 - Population change
 - Availability of public services
 - Present and future transportation patterns
 - Compatibility with existing and proposed development in the area
 - Relationship of the proposed zoning amendment to the Bel Air Comprehensive Plan
2. For a zoning reclassification, an exhibit graphically describing the property and a map defining the 'neighborhood' to be considered should be included with the rezoning petition (12 copies, 15 copies if on a State Road). A digital copy must be provided in addition to the paper copies.
3. A complete and signed Planning Commission application including a list of all persons/entities having equitable interest in the subject property.
4. The appropriate fee based upon the latest applicable Fee Schedule.

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