

PETITION FOR REZONING
PLANNING AND ZONING COMMISSION
OCEAN CITY, MARYLAND 21842

DATE: _____ FILE NUMBER: _____

APPLICANT: _____ RECEIPT NUMBER: _____

MAILING ADDRESS: _____

TELEPHONE NO.: _____

PROPERTY DESCRIPTION (include legal description and physical location of property):

Petition shall be accompanied by a plat drawn to scale showing property lines, the existing and proposed zoning district boundaries.

EXISTING ZONING CLASSIFICATION OF
PROPERTY: _____

PROPOSED ZONING CLASSIFICATION OF
PROPERTY: _____

REASONS FOR REQUESTED CHANGE (list reasons or other information as to why the rezoning change is necessary and therefore requested):

This Petition for Rezoning must contain the following information:

(a) If the **applicant is a corporation** the names and residences of the officers, directors, and all stockholders owning more than 20% of the capital stock of the corporation:

(b) If the **property owner is a corporation**, the names and residences of the officers, directors, and all stockholders owning more than 20% of the capital stock of the corporation: _____

(c) If the **applicant is a partnership**, whether a general or limited partnership, the names and residences of all general partners, and all partners who own more than 20% of the interest in the partnership: _____

(d) If the **property owner is a partnership**, whether a general or limited partnership, the names and residences of all general partners, and all partners who own more than 20% of the interest in the partnership: _____

(e) If the **applicant is an individual**, his name and residence: _____

(f) If the **property owner is an individual**, his name and residence: _____

(g) If the **applicant is a joint venture**, unincorporated association, real estate investment trust, or other business trust, the names and residences of all persons holding an interest of more than 20% in the joint venture, unincorporated association, real estate investment trust, or other business trust: _____

(h) If the **property owner is a joint venture**, unincorporated association, real estate investment trust, or other business trust, the names and residences of all persons holding an interest of more than 20% in the joint venture, unincorporated association, real estate investment trust, or other business trust: _____

I/We hereby make the above application and attach hereto my/our check in the amount of \$450.00 payable to the Mayor and Council of Ocean City; and by signing below, applicant represents that he has properly completed the Rezoning Petition Application form, and that he assumes all responsibility for errors contained herein.

If the application is made by a person other than the recorded property owner, the application shall be co-signed by the recorded property owner or the recorded property owner's attorney.

(Notarization of signature of Applicant and Property Owner is required, unless signed in the presence of the Zoning Administrator.)

***APPLICANT'S SIGNATURE**

Subscribed and sworn before me this _____ day of _____, 20

NOTARY PUBLIC

SEAL My Commission Expires:

***PROPERTY OWNER'S SIGNATURE**

Subscribed and sworn before me this _____ day of _____, 20

NOTARY PUBLIC

SEAL My Commission Expires:

*If a Corporation, the President of the Corporation must sign.

TIME AND DATE OF PUBLIC HEARING:

GENERAL INFORMATION RELATING TO THE REZONING PROCESS

All applications for rezoning shall be processed in accordance with Article II, Division 6, Changes and Amendments, of the Zoning Ordinance.

APPLICATIONS AND FEES

Application must be completed and signed by both the applicant and the recorded property owner or his attorney, and must be notarized unless signed in the presence of the Zoning Administrator. A filing fee of four hundred fifty dollars (\$450.00) must accompany each application.

APPLICATION DEADLINES

Are set prior to scheduled hearing dates. Respective deadlines dates may be obtained by contacting the Department of Planning and Community Development.

ADVERTISING AND POSTING

Handled by the staff of the Department of Planning and Community Development. Public notice is affected via newspaper advertisements and posting of the property with a sign, or signs, all at least fourteen (14) days prior to the hearing dates.

PRESENTATION DURING PUBLIC HEARING

Maryland State Law requires that applicants for rezoning either demonstrate that there has been a substantial change in the character of the neighborhood where the property is located or that there is (was) a mistake in the existing zoning classification and that the proposed rezoning will not constitute illegal "spot" zoning.

Applicant's presentation to the Commission shall include, but not necessarily limited to, the following matters: (a) population change, (b) availability of public facilities, (c) present and future transportation patterns, (d) compatibility with existing and proposed rezoning to Comprehensive Plan. **The applicant bears the burden of proof.**

Based on the testimony and exhibits presented during the public hearing, the Commission will make a recommendation and report to be forwarded to the Mayor and City Council.

FINAL ACTION REQUIRED BY MAYOR AND CITY COUNCIL

The minutes of the public hearing must be transcribed prior to transmittal to the Mayor and City Council. Applicant may elect to employ a court reporter, at his expense, to do the transcript of the hearing ensuring timely transmittal to the Mayor and City Council. Otherwise, the transcript will be prepared by the staff as time permits with a charge of ten dollars (\$10.00) per doubled space page.

The transcribed minutes, along with the recommendation and report rendered by the Commission, are forwarded to the Mayor and City Council for scheduling at a regular Council meeting. The Mayor and City Council may or may not follow the recommendation of the Commission, but will make a finding of fact based upon the record before approving or denying the proposed rezoning.