

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

1997 Legislative Session

Bill No. _____ CB-55-1997
Chapter No. _____ 36
Proposed and Presented by _____ Council Member Maloney
Introduced by _____ Council Member Maloney
Co-Sponsors _____
Date of Introduction _____ July 1, 1997

ZONING BILL

AN ORDINANCE concerning

Zoning Map Amendments

For the purpose of amending the criteria for claiming mistake to limit the claim to mistakes in the existing zoning map which occurred not more than six years prior to filing an application.

BY repealing and reenacting with amendments:

Sections 27-157 and 27-176,

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1995 Edition, 1996 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Sections 27-157 and 27-176 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

DIVISION 2. ZONING MAP AMENDMENTS.

Subdivision 1. Conventional Zones.

Sec. Sec. 27-157. Map Amendment approval.

(a) **Change/Mistake rule.**

(1) No application shall be granted without the applicant proving that either:

(A) There has been a substantial change in the character of the neighborhood;

or

(B) Either

(i) [T]there was a mistake in the original zoning for property which has never been the subject of an adopted Sectional Map Amendment, or [subsequent rezoning by adoption of a]

(ii) there was a mistake in the current Sectional Map Amendment and such mistake occurred not more than six years prior to the filing of an application for the proposed zoning map amendment providing, however, that for those properties for which the current Sectional Map Amendment has been adopted prior to 1990 such mistake shall have occurred not more than ten (10) years prior to the filing of an application for the proposed zoning map amendment.

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Subdivision 2. R-P-C Zones.

Sec. 27-176. Map Amendment approval.

(a) **Change/Mistake rule.**

(1) No application shall be granted without the applicant proving that either:

(A) There has been a substantial change in the character of the neighborhood;

or

(B) Either

(i) [T]there was a mistake in the original zoning for property which has never been the subject of an adopted Sectional Map Amendment, or [subsequent rezoning by adoption of a]

(ii) there was a mistake in the current Sectional Map Amendment and

such mistake occurred not more than six years prior to the filing of an application for the proposed zoning map amendment providing, however, that for those properties for which the current Sectional Map Amendment has been adopted prior to 1990 such mistake shall have occurred not more than ten (10) years prior to the filing of an application for the proposed zoning map amendment.

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 29th day of July, 1997.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART
OF THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.