

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 13

Bill No. 54-25

Mr. David Marks, Councilman

By the County Council, August 4, 2025

A BILL
ENTITLED

AN ACT concerning

Correction of Zoning Map – Notice by Councilmember

FOR the purpose of establishing a process for permitting a Councilmember to make a ~~an~~ interim corrective change to a Zoning Map approved during the Comprehensive Zoning Map Process under certain circumstances in order to return a property to its previous zoning; providing for the automatic expiration of the interim process; establishing a successor process for the County Council to initiate a corrective change to a Zoning Map; providing for the effective date of the successor process; and generally relating to the Comprehensive Zoning Map Process.

BY adding

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

~~Section~~ Sections 32-3-237 and 32-3-231.1
Article 32 – Planning, Zoning, and Subdivision Control
Title 3 – Zoning
Subtitle 2 – Zoning Process
Part IV – Correction of Zoning Map
Baltimore County Code, 2015

BY repealing and re-enacting, with amendments

Section 32-3-232(a)-(b)
Article 32 – Planning, Zoning, and Subdivision Control
Title 3 – Zoning
Subtitle 2 – Zoning Process
Part IV – Correction of Zoning Map
Baltimore County Code, 2015

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:

3
4 ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

5 Title 3 – Zoning

6 Subtitle 2 – Zoning Process

7 Part IV – Correction of Zoning Map

8
9 § 32-3-237. PETITION BY COUNCILMEMBER.

10 (A) NOTWITHSTANDING ANY PROVISION IN THE CODE TO THE CONTRARY,
11 A COUNCILMEMBER MAY BY RESOLUTION INITIATE A CORRECTIVE CHANGE IN
12 ZONING TO AN ISSUE PREVIOUSLY ADOPTED BY THE COUNTY COUNCIL
13 THROUGH THE COMPREHENSIVE ZONING MAP PROCESS FOR A SPECIFIC
14 PROPERTY, SUBJECT TO THE FOLLOWING:

1 (1) THE CORRECTIVE CHANGE SHALL ONLY BE INITIATED BY THE
2 COUNCILMEMBER WHO FILED THE ISSUE THAT IS APPLICABLE TO THE SPECIFIC
3 PROPERTY, OR PORTION THEREOF;

4 (2) THE CORRECTIVE CHANGE SHALL BE TO A PROPERTY, OR
5 PORTION THEREOF, THAT IS AN ISSUE LAST ADOPTED DURING THE
6 COMPREHENSIVE ZONING MAP PROCESS HELD IMMEDIATELY PRIOR TO THE
7 PROPOSED CHANGE;

8 (3) THE COUNCILMEMBER SHALL AFFIRM IN THE RESOLUTION
9 THAT THE INCLUSION OF A PROPERTY, OR PORTION THEREOF, AS AN ISSUE OR
10 THE ZONING ASSIGNED WAS INADVERTENT OR THE RESULT OF THE
11 COUNCILMEMBER'S MISTAKE OR ERROR OF INTENT, OR AN ERROR IN THE
12 NOTIFICATION PROCESS TO THE PROPERTY OWNER;

13 (4) THE DEPARTMENT OF PLANNING AND THE PLANNING BOARD
14 RECOMMENDED THAT THE ZONING FOR THE SUBJECT PROPERTY, OR PORTION
15 THEREOF, EXISTING AT THE TIME THE ISSUE WAS FILED BY THE
16 COUNCILMEMBER BE RETAINED; AND

17 (5) THE CHANGE SHALL BE SUBJECT TO APPROVAL BY THE COUNTY
18 COUNCIL.

19 (B) THE DIRECTOR OF THE DEPARTMENT OF PLANNING SHALL, WITHIN 60
20 DAYS FROM THE EFFECTIVE DATE OF THE APPROVAL OF THE CORRECTIVE
21 CHANGE BY THE COUNTY COUNCIL, AMEND THE OFFICIAL BALTIMORE COUNTY
22 ZONING MAP AND RETURN THE ZONING OF THE PROPERTY, OR PORTION

1 THEREOF, THAT IS THE SUBJECT OF THE CHANGE TO THE ZONING
2 CLASSIFICATION THAT EXISTED PRIOR TO THE FILING OF THE ISSUE.

3
4 SECTION 2. AND BE IT FURTHER ENACTED, that Section 1 of this Act, having
5 been passed by the affirmative vote of five members of the County Council, shall take effect 14
6 ~~days after its enactment~~ on September 29, 2025 and shall expire and stand repealed without the
7 necessity of further action by the County Council and have no further force or effect after
8 November 17, 2025.

9
10 SECTION 3. AND BE IT FURTHER ENACTED BY THE COUNTY COUNCIL OF
11 BALTIMORE COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:

12
13 ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

14 Title 3 – Zoning

15 Subtitle 2 – Zoning Process

16 Part IV – Correction of Zoning Map

17
18 § 32-3-231.1. NOTICE BY COUNCILMEMBER.

19 (A) A COUNCILMEMBER MAY GIVE WRITTEN NOTICE TO THE DIRECTOR
20 OF PLANNING THAT THE ZONING MAP LAST ENACTED BY THE COUNTY COUNCIL
21 DOES NOT ACCURATELY REFLECT THE ZONING CLASSIFICATION INTENDED BY
22 THE COUNTY COUNCIL.

1 (B) THE NOTICE GIVEN BY THE COUNCILMEMBER UNDER SUBSECTION (A)
2 OF THIS SECTION SHALL:

3 (1) ALLEGE AN ERROR DUE TO THE COUNCILMEMBER; AND
4 (2) AFFIRM THAT THE INCLUSION OF A PROPERTY, OR PORTION
5 THEREOF, AS AN ISSUE OR THE ZONING ASSIGNED WAS INADVERTENT OR THE
6 RESULT OF THE COUNCILMEMBER’S MISTAKE OR ERROR OF INTENT.

7
8 § 32-3-232. Response of the Director.

9 (a) Upon notification by an owner OR COUNCILMEMBER of an error in the zoning
10 map, the Director of Planning shall:

11 (1) Investigate the validity of the owner’s OR COUNCILMEMBER’S allegation;
12 and

13 (2) Send the director’s findings to the owner AND COUNCILMEMBER.

14 (b) The Director of Planning shall:

15 (1) Prepare a petition for correction of zoning classification if:
16 (i) The Director finds that an error exists; and
17 (ii) The owner OR COUNCILMEMBER gives a written authorization to
18 the petition;

19 (2) File the petition and supporting materials with the County Board of Appeals
20 in order to:

21 (i) Seek a correction of the zoning classification on the owner's property;
22 and

23 (ii) Accurately reflect the legislative intent; and

1 (3) Before filing the petition, notify the County Council that a petition will be
2 filed.

3
4 SECTION 4. AND BE IT FURTHER ENACTED, that Section 3 of this Act, having
5 been passed by the affirmative vote of five members of the County Council, shall take effect on
6 November 18, 2025.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - BILL

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell