

ZONING, DEVELOPMENT, AND PROPERTY RESEARCH INFORMATION

Zoning Review – (410) 887-3391

This sheet designed to help you find the appropriate office to ask questions relating to land development and subdivision in Baltimore County. All fees indicated are subject to change.

1. ZONING REVIEW COUNTER (PDM)

Zoning Regulations Web Site: <http://www.baltimorecountymd.gov/Agencies/law/countycode.html> - regs

Zoning Maps (Unofficial) Web Site: <http://www.baltimorecountymd.gov/Agencies/myneighborhood/zoning.html>

Zoning Forms Web Site: http://www.baltimorecountymd.gov/Agencies/permits/pdm_zoning/zonforms.html

County Office Building, 111 West Chesapeake Avenue, Room 111; (410) 887-3391

- A. Zoning questions answered on all zoning classifications (including 1"=200' scale map references), zoning actions, plan comments on zoning issues, permitted uses, zoning code, setbacks, parking requirements, and minor subdivision status. Filing of all zoning petitions (by appointment) for variances, special exceptions, special hearings, undersized lots, reclassifications, etc. - (410) 887-3391.
- B. Zoning maps available for purchase: SEE # 13 OF THIS LIST FOR "CENTRAL PRINTING-BLUEPRINT CENTER"

2. CODE ENFORCEMENT (PDM)

County Office Building, 111 West Chesapeake Avenue, Room 207; (410) 887-8099

- A. Complaints and violations pertaining to the zoning regulations, livability code, County Code, etc.

3. DEVELOPMENT MANAGEMENT / DEVELOPMENT SERVICES (PDM)

County Office Building, 111 West Chesapeake Avenue; Project Management - Room 123 - (410) 887-3335 & 3321

- A. Development managers for projects pertaining to the development of property. Development managers are the liaisons between developers, community and county agencies in the processing and approval of subdivisions/development plans, private contracts, closeouts, letters of credit, PWA's, and accounting.
- B. Schedules development conferences and submissions of minor and large tract subdivisions for processing.
- C. Development/subdivision files and actions are available for review by appointment (please call first).

4. STREET ADDRESS SECTION (PDM)

County Office Building, 111 West Chesapeake Avenue, Room 123; (410) 887-3710

With street address only, you can locate properties to verify zoning.

5. PERMITS AND LICENSES (PDM)

County Office Building, 111 West Chesapeake Avenue, Room 100; (410) 887-3900

Building permits applications, information and the approval status of permits under review.

6. LAND ACQUISITION (PDM)

County Office Building, 111 West Chesapeake Avenue, Room 327; (410) 887-3264

Rights-of-way (roads widths), easements, and county owned property information.

7. PLANNING OFFICE (OPCC)

Jefferson Building, 105 West Chesapeake Avenue, First Floor; (410) 887-3480

County master plan, comprehensive rezoning and community plans info. from area planners for each council district. Development, design review and overlay district requirements for all projects.

8. ENGINEERING RECORDS (DPW)

County Office Building, 111 West Chesapeake Avenue, Room 206; (410) 887-3758

Maps and plans available:

Utilities (Water/Sewer/Storm Drains/Roads)

key sheets - 1 inch = 500 feet (\$3.00)

construction drawings - 1 inch = 50 feet (\$3.00)

position sheets – 1 inch=50 feet (\$3.00)

9. PUBLIC WORKS-DIRECTOR'S OFFICE (DPW)

County Office Building, 111 West Chesapeake Avenue, Room 307; (410) 887-3306

Maps and plans available:

Water & Sewer Plans

Floodplain (FEMA FIRM)

Metropolitan District Lines

Floodplain (topographic)

Master Plan of Public Works

10. METROPOLITAN DISTRICT FINANCING AND PETITIONS (DPW)

County Office Building, 111 West Chesapeake Avenue, Room 311; (410) 887-3363

Questions answered on water and sewer availability, alley and sidewalk reconstruction.

11. **ENVIRONMENTAL PROTECTION (DEPRM)**
New Courts Building, 401 Bosley Avenue, Room 416
 Development questions answered about:
 A. Well and septic system - (410) 887-2762
 B. Chesapeake Bay Critical Areas (CBCA) - (410) 887-2904
 C. Environmental impacts: wetlands and stream setbacks - (410) 887-3980
 D. Storm water management - (410) 887-3768
 Maps and plans available:
 Critical Area
12. **INFORMATION TECHNOLOGY-G.I.S. LAB UNIT (OIT)**
Old Courthouse, 400 Washington Avenue, Room 50; (410) 887-2233
 Maps and plans available:
 Water & Sewer Plans; Topographic; Cadastral (Property); Orthophoto/Aerial; Critical Area;
 Small Scale Themes; Soils; Planimetric
13. **CENTRAL PRINTING-BLUEPRINT CENTER (OIT)**
County Office Building, 111 West Chesapeake Avenue, Room G-22; (410) 887-3130 (Call For Hours of Operation)
 A. Zoning Maps-Current (Years 2008 and 2004): new 200 ft. scale and new 1000 ft. scale; Please bring the new map reference number (new 200 ft. scale or new 1000 ft. scale grid number) from Zoning Review!
 B. Zoning Maps-Historical (Years 1945-1955, 1960's, 1971, 2000, 2004): old 200 ft. scale and old 1000 ft. scale; Please bring the old map reference number (old 200 ft. scale or old 1000 ft. scale grid number) from Zoning Review!
 C. Zoning Maps-Historical (Years 1976 thru Year 1996): 1 inch = 1,000 feet; 1 inch = 200 feet; Please see Mr. Duvall of the Zoning Review Office (Room 111, Phone: 410-887-3391) regarding printing options!
 D. Master Plan, County Wide Maps (land use, transportation, open space, planning studies, forest cover, community conservation): 1 inch = 4,000 feet
 E. Sector Maps (inventory, land use, development policy, environmental, transportation): 1 inch = 2,000 feet
14. **LAND RECORDS, PLAT DEPARTMENT (Clerk of the Circuit Court)**
New Courts Building, 401 Bosley Avenue, 2nd Floor; (410) 887-2657
 A. With a subdivision reference, you can order a copy of the record plat.
 B. With a deed reference, you can order a copy of the deed.
15. **MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION (State)**
Real Property Data Search Web Site: sdatcert3.resiusa.org/rp_rewrite/
Hampton Plaza, 300 E. Joppa Road, Suite 602, Towson MD 21286; (410) 512-4900 & 4906
 With name of property owner or property address, you can access:
 A. Tax Account Number __ - __ - __ - __ (10 digits)
 B. Subdivision Reference - Plat Book/Folio (page) ____:____
 C. Deed Reference - Liber (book)/Folio (page) ____:____
 D. State Tax Map Reference Map___ Grid__ Parcel____
 Portion of a tax map can be ordered. Computer printout of assessment record (your property is free; for other properties-call for price). Full tax maps are available for viewing purposes only (If you need a copy of a full tax map, that can be obtained from the Maryland Office of Planning at the address below).
16. **MARYLAND OFFICE OF PLANNING (State)**
Data Services Division, 301 W. Preston Street, Baltimore City, MD 21201; (410) 767-4450
 Full Tax Maps
17. **MAPS AVAILABLE FROM OTHER SOURCES**
 A. MARYLAND GEOLOGICAL SURVEY, 2300 St. Paul Street, Baltimore, MD 21218
 (410) 554-5500/5505
 Publications Division has extensive maps including geological, topographic, quadrangle, hydrogeological and mineral resource. Reports and special publications also available.
 B. USGS - UNITED STATES GEOLOGICAL SURVEY, National Wetlands Inventory, 9720 Executive Center Drive, Suite 101, St. Petersburg, FL 33702; 1-800-USA-MAPS (872-6277)
 C. STATE HIGHWAY ADMINISTRATION, Map Distribution Section - Room 223, 2323 West Joppa Road (at Falls Road), Brooklandville, MD 21022; (410) 321-3518.
 Excellent base maps of streets and highways and Maryland's counties
 D. BALTIMORE CITY AND COUNTY STREET MAP
 ADC Atlas, 6400 General Green Way, Alexandria, VA 22312; (703) 750-0510
 Available at many local stores; 1 inch = 2,000 feet