

Department of Legislative Services
Maryland General Assembly
1999 Session

FISCAL NOTE

House Bill 661 (Washington County Delegation)

Commerce and Government Matters

Washington County - Land Use - Administrative Adjustments

This bill provides that the local legislative body of Washington County may authorize the county planning director or another designee to grant administrative adjustments from height, setback, bulk, parking, loading, dimensional, area, or similar requirements of the zoning ordinance. The bill requires the local legislative body to consult with the planning commission and the board of appeals in developing criteria and procedures for administrative adjustments. In addition, the legislative body must adopt criteria and procedures after reasonable notice, public hearing, and opportunity for review and comment by the public. Decisions on applications for administrative adjustments are to include written findings of fact. Finally, the bill authorizes the governing body to provide by ordinance or other adopted procedure for the appeal of a decision to approve or deny any administrative adjustment to the board of appeals.

Fiscal Summary

State Effect: None. The bill would not materially alter State operations or finances.

Local Effect: Potential expenditure increase of approximately \$14,670 annually beginning in FY 2000. No effect on revenues.

Small Business Effect: None.

Fiscal Analysis

Local Effect: Washington County advises that it does not currently have a procedure like the one described in the bill for granting administrative adjustments to land use restrictions. The county advises that expenditures associated with implementing the provisions of the bill could increase by \$14,670 annually beginning in fiscal 2000. This represents increased operating costs for holding public hearings.

Information Source(s): Washington County, Department of Legislative Services

Fiscal Note History: First Reader - February 26, 1999

dmm/jr

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