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# 2009 Town of Thurmont Master Plan

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## Citizen Request for Zoning Map Designation

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**To:** Town of Thurmont Property Owners  
**From:** Town of Thurmont  
**Date:** July 24, 2009

**Subject: Comprehensive Zoning – Property Owner Request Application**

As the Town nears the conclusion of its Master Plan Update process that began in 2006, one final element remains to be completed – an update of the Town’s Zoning Map. The Zoning Map identifies all properties within the municipal limits of Thurmont and assigns a specific ‘zoning district’ to each. These zoning districts determine which land use regulations will apply to any given parcel and are intended to,

*“...promote the health, safety, morals and general welfare of the community, by regulating and restricting the height, number of stories, and size of buildings and other structures, the percentage of a lot that may be occupied, the size of lots, yards, courts and other open spaces, and the location and use of buildings, structures and land for residence, trade, industry and other purposes; to provide for adequate light and air; to prevent congestion and undue crowding of land; to secure safety from fire, panic, and other dangers; to conserve the value of property; and to provide adequately for schools, parks, and other public requirements.”*

The development of the *Thurmont Master Plan* – particularly the Future Land Use Map - provides an excellent guide to the Town as it amends its zoning map and zoning regulations. However, the Town would like to provide an opportunity for individual property owners to make their wishes known regarding the zoning of their land through this Property Owner Request Application process.

The simple application provided on the back side of this letter can be completed and submitted by any property owner in the Town who seeks a specific zoning designation on their land. A fee of \$50.00 must be submitted with the application to the Town Office before August 26<sup>th</sup>, 2009 at 4:00 PM. A public meeting will be held by the Planning & Zoning Commission on August 27<sup>th</sup> to give property owners an opportunity to present their requests in person to the Commission and to answer any questions that may arise regarding the requested zoning.

In September, the Planning & Zoning Commission will prepare a Draft Zoning Map that will be presented to the Board of Commissioners. The Board of Commissioners – who are charged with ultimately adopting any changes to the Town’s zoning map - will then follow all established legal procedures necessary to adopt an updated zoning map for Thurmont. The adoption process will include posting of signs on affected properties, a formal public hearing at which time property owners will be given another opportunity to present their requests, and a formal, public action (vote) by the Board of Commissioners. It is anticipated that the Commissioners will seek to adopt both the updated *Thurmont Master Plan* and the update *Thurmont Zoning Map* at the same time.

A brief description of Thurmont’s zoning districts is included in this mailing. If you are interested in a making a Property Owner Request, please review these zoning categories and reference the existing Thurmont zoning map – either online at the Town’s website ([www.thurmont.com](http://www.thurmont.com)) or at the Town Office (10 Frederick Road).

For information regarding the Proposed *Thurmont Master Plan* or general questions regarding how a proposed zoning designation might affect your property, please contact:

**Denis Superczynski at 301-600-1142 or [dsuperczynski@fredco-md.net](mailto:dsuperczynski@fredco-md.net)**

For help in identifying your *current zoning designation*, please contact:

**Becky Long at 301-271-7313 (ext. 207) or [Blong@thurmontstaff.com](mailto:Blong@thurmontstaff.com)**