

In case, however, of a protest against such change, signed by the owners of 20 per cent or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof extending 100 feet therefrom, or of those directly opposite thereto extending 100 feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fourths of all the members of the legislative body of such municipality. The provisions of the previous section relative to public hearings and official notice shall apply equally to all changes or amendments.

This section applied in sustaining validity of ordinance of Baltimore City passed by majority vote of Council, as protestant did not meet the requirements as to area or distance. *Montebello Land Co. v. Novak Realty Co.*, 167 Md. 185.

See sec. 21.

1927, ch. 705, sec. 6.

6. *Zoning Commission.* In order to avail itself of the powers conferred by this Article, such legislative body shall appoint a commission, to be known as the Zoning Commission, to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. Such commission shall make a preliminary report and hold public hearings thereon before submitting its final report, and such legislative body shall not hold its public hearings or take action until it has received the final report of such commission. Where a Board of Zoning Appeals already exists, it may be appointed as the Zoning Commission.

1927, ch. 705, sec. 7. 1935, ch. 448.

7. *Board of Zoning Appeals.* Such local legislative body may provide for the appointment of a Board of Zoning Appeals, and in the regulations and restrictions adopted pursuant to the authority of this Article may provide that the said Board of Zoning Appeals may, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of the ordinance in harmony with its general purpose and intent and in accordance with general or specific rules therein contained.

The Board of Zoning Appeals shall consist of five members and they shall be appointed for a term of four years, but of the first appointed members one shall be appointed for a term of one year, one for a term of two years, one for a term of three years and one for a term of four years. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. The members of the Board of Zoning Appeals shall be removable for cause by the appointing authority upon written charges and after public hearing.

The board shall adopt rules in accordance with the provisions of any ordinance adopted pursuant to this Article. Meetings of the board shall be held at the call of the chairman and at such other times as the board may determine. Such chairman, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each ques-