

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 question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.

Appeals to the Board of Zoning Appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the municipality affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the board, by filing with the officer from whom the appeal is taken and with the Board of Zoning Appeals a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith trans-