

thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen days' notice of the time and place of such hearing shall be published in an official paper, or a paper of general circulation, in such municipality and, in case of the change in boundary or boundaries of any zoning district, a similar notice shall be posted such place or places as the respective zoning authorities shall designate within the zone proposed to be changed, *and notice of the proposed change shall be sent by first class United States Mail to the person or persons whose name last appeared among the tax records of such municipality as the owner of the property proposed to be changed.*

SEC. 2. *And be it further enacted,* That Article 66B, Section 5, of the Annotated Code of Maryland (Flack's 1951 Edition), title "Zoning and Planning", sub-title "Changes", be and the same is hereby repealed and re-enacted with amendments, to read as follows:

5. (Changes.) Such regulation, restrictions and boundaries may from time to time be amended, supplemented, changed, modified, or repealed. In case, however, of a protest against such change, signed by the owners of twenty per cent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent to the rear, *or to either side*, thereof extending one hundred (100) feet therefrom, or of those directly opposite thereto extending one hundred (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 Section 4 relative to public hearings and official notice shall apply equally to all changes or amendments. *The legislative body shall refer proposed changes to the district boundary lines to the City or Town Planning Commission OR AND THE BOARD OF ZONING APPEALS, where such a Commission OR BOARD exists, and such Commission AND BOARD shall study the proposed changes with respect to the Master Plan of Zoning, the needs of the City or incorporated town and the needs of the particular neighborhood in the vicinity of the proposed changes, and shall report to the legislative body its findings and recommendations. Where the City or Town Planning Commission AND BOARD recommends disapproval of the proposed changes, it shall require a favorable vote of ~~three-fourths~~ A MAJORITY of all the members of the legislative body before such changes in the district boundary lines shall become effective.*