

[4.]*2.04 Method of Procedure*

The Mayor and City Council of Baltimore City [local legislative body of such municipality] shall provide for the manner in which such regulations and restrictions and the boundaries of such districts shall be determined, established, and enforced, and from time to time amended, supplemented, or [changed] *modified*. However, no such regulation, restriction, or boundary shall become effective until after [a] *at least one* public hearing in relation 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] *Baltimore City* and, in case of the change in boundary or boundaries of any zoning district, a similar notice shall be posted *at* 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] *Baltimore City* as the owner of the property proposed to be changed.

[5.]*2.05 Changes*

(a) Such regulations, restrictions and boundaries may from time to time be amended, supplemented, [changed,] *modified*, or repealed.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.] *Where the purpose and effect of the proposed amendment is to change the zoning classification of particular property, the local legislative body shall make findings of fact in each specific case including, but not limited to, the following matters: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the planning commission, AND THE BOARD OF MUNICIPAL AND ZONING APPEALS, and the relation of such proposed amendment to the jurisdiction's plan; and may grant the amendment based upon these findings or upon a finding that there was a mistake in the existing zoning.* A FINDING THAT THERE WAS A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD WHERE THE PROPERTY IS LOCATED OR THAT THERE WAS A MISTAKE IN THE EXISTING ZONING CLASSIFICATION. The provisions of subsection (d) of this section relative to public hearings and official notice shall apply equally to all changes or amendments.

(b) The [legislative body] *Mayor and City Council* shall refer proposed changes to the district boundary lines to the [city or town] *Baltimore City* Planning Commission and to the *Board of Municipal*