

Zoning Appeals [ , where such a commission or board exist], and [such] the commission and board shall study the proposed changes with respect to the [master] plan [of zoning], the needs of [the city or incorporated town] *Baltimore City*, and the needs of the particular neighborhood in the vicinity of the proposed changes, and shall report to the [legislative body] *Mayor and City Council* 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 a majority of all the members of the [legislative body] *City Council* before such changes in the district boundary lines shall become effective.

*(c) An application for a reclassification shall not be accepted for filing by the City Council if the application is for the reclassification of the whole or any part TRACT OR PARCEL of land the reclassification of which has been opposed or denied by the City Council on its merits within ~~eighteen (18)~~ TWELVE (12) months from the date of the City Council's decision.*

*(d) The provisions of Section 2.04 relative to public hearings and official notice shall apply equally to all changes or amendments.*

#### 2.06 Hearing Examiner

*(a) The City Council may appoint from time to time full and part-time hearing examiners as in its discretion may be deemed necessary and appropriate and may delegate to the said hearing examiner or examiners the power to hold and conduct public hearings in any specific case as required and set forth in Section 2.05 above. Such hearing shall be conducted in such a manner and subject to such rules and regulations as may be provided by the local legislative body.*

*(b) The hearing examiner or examiners shall be appointed for such terms of office, possessed of such qualifications, and shall receive such compensation as may be required or provided by the local legislative body.*

*(c) The hearing examiner shall render a written recommendation at such time and in such manner and form as may be required by the local legislative body.*

### [6.]

#### 2.07 Zoning Commission

In order to avail itself of the powers conferred by this article, [such legislative body] the *Mayor and City Council* 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] the *City Council* shall not hold its public hearings or take action until it has received the final report of such commission. [Where] If a board of zoning appeals already exists, it may be appointed as the zoning commission.