

the general character and design of the lands and improvements being zoned or rezoned, or of the surrounding or adjacent lands and improvements, and may, upon the zoning or rezoning of any land or lands, retain or reserve the power and authority to approve or disapprove the design of buildings, construction, landscaping or other improvements, alterations, and changes made or to be made on the subject land or lands to assure conformity with the intent and purpose of this article and of the county zoning ordinance.

[(m) Conditional zoning reclassification in Calvert County. In Calvert County, any land granted a zoning reclassification upon the fulfillment of any condition or conditions shall revert back to its original classification if such condition or conditions are not fulfilled within a period of twenty-four (24) months from the date of reclassification.]

4.06 Hearing Examiner

(a) The local legislative body may appoint such 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 as required and set forth in Section 4.05 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 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.

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4.07 Board of Appeals

(a) Appointment and [Power to Make Variations.] Membership

The **[council]** *local legislative body* shall provide for the appointment of a board of appeals, **[and in the regulations and restrictions adopted pursuant to the authority of this subtitle may provide that the said board of appeals may, in cases where it is exceptionally difficult if not impossible to comply with the exact provisions of the ordinance, make such variation as will prevent unwarranted hardship or injustice and at the same time most nearly accomplish the purpose and intent of the regulations of the zoning plan.]**

[(b) Membership of Board.] The board of appeals shall consist of **[three members]** *three (3) or five (5) members*. The terms of office of the members of the board shall be three years. They shall be appointed by the **[mayor]** *local executive*, confirmed by the **[council]** *local legislative body*, and removable for cause, upon written charges, and after public hearing. Vacancies shall be filled for the unexpired terms of any member whose term becomes vacant. **[Provided, however, that in Anne Arundel County said board shall consist of five members for terms of five years.]** *Members of the board may receive such compensation as the local legislative body deems appropriate.*