

to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

#### 4.08. Appeals to courts.

(a) Who may appeal; procedure.—Any person or persons, jointly or severally, aggrieved by any decision of the board of appeals, or by a re-classification by the local legislative body, or any taxpayer, or any officer, department, board, bureau of the jurisdiction, may appeal the same to the circuit court of the county. Such appeal shall be taken according to the Maryland Rules as set forth in Chapter 1100, Subtitle B.

#### 4.08. Appeals to courts.

(d) Issues under subsection have preference.—All issues in any proceeding under this [section] subsection shall have preference over all other civil actions and proceedings.

#### 5.03. Regulations.

(a) Before exercising the powers referred to in [Section] subsection 5.02, the planning commission shall prepare regulations governing the subdivision of land within its jurisdiction. Such regulations may provide for adequate shore erosion control, sediment control and protection from flooding, the proper arrangement of streets, in relation to other existing planned streets and to the master plan, for adequate and convenient open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population, including minimum width and area of lots.

#### 5.07. Status of existing platting statutes.

From and after the time when a planning commission shall have control over subdivisions as provided in [Section] subsection 5.01 of this [subtitle] article, the jurisdiction of the planning commission over plats shall be exclusive within the territory under its jurisdiction, and all statutory control over plats or subdivisions of land granted by other statutes shall, insofar as in harmony with the provisions of this [subtitle] article be deemed transferred to the planning commission of such jurisdiction.

#### 6.02. Control of development in bed of mapped streets.

From and after the recording of any street plat approved by the local legislative body, as provided in [Section] subsection 6.01 of this article, no permit shall be issued for any development on any part of the land between the lines of a proposed street as thus platted; provided, however, that the board of zoning appeals of the jurisdiction in which the location of such platted street lies, or a special board of appeals which may be created for the purpose of the local legislative body of the jurisdiction, shall have the power, upon an appeal filed with it by the owner of any such land and by a vote of a majority of its members, to grant a permit for a development in such platted street location in any case in which such board finds, upon the evidence and arguments presented to it upon such appeal: (a) That the entire property of the appellant, of which