

such reserved street location forms a part, cannot yield a reasonable return to the owner unless such permit be granted; and (b) that, balancing the interest of the county or municipal corporation in preserving the integrity of such street plat and of the municipal plan and the interest of the owner of the property in the use of his property and in the benefits of the ownership thereof, the grant of such permit is required by consideration of reasonable justice and equity. Before taking any such action the board of appeals shall give a hearing at which the parties in interest shall have an opportunity to be heard. At least fifteen (15) days' notice of the time and place of such hearing shall be given to the appellant by mail at the address specified by the appellant in his appeal petition and shall be published in a newspaper of general circulation in the jurisdiction. In the event that the board of appeals grants a development permit in any such appeal it shall specify the exact location, ground area, height, and other details as to the extent and character of the development for which the permit is granted and may impose reasonable requirements as a condition of granting such permit, which requirements shall inure to the benefit of the county or municipal corporation.

7.02. Conflict with other laws.

Whenever the regulations made under the authority of this article require a greater width or size of yards, courts, or other open spaces, or require a lower height of building or less number of stories, or require a greater percentage of lot to be left unoccupied or impose other higher standards than are required in any other statute or local ordinance or regulations, the provisions of the regulations made under authority of this article shall govern. Whenever the provisions of any other statute or local ordinance or regulation require a greater width or size of yards, courts, or other open spaces, or require a lower height of building or a less number of stories, or requires a greater percentage of lot to be left unoccupied, or impose other higher standards than are required by the regulations made under authority of this article, the provisions of such statute or local ordinance or regulation shall govern; provided, however, that within the limits of the Maryland-Washington regional district as said district is now or shall hereafter be defined by law, in Montgomery and Prince George's counties — in which district there is now in effect city and regional planning and zoning, which are being administered by existing agencies under existing law— this article shall not be construed as supplemental to Chapter 992 of the Laws of Maryland of 1943, as amended; and within the said district the several additional and supplemental powers or any of them vested by this article in the "municipality," and/or the "council," shall not be construed to be vested in and may not be exercised by the respective board of county commissioners or county councils acting as the district council, as provided in said Chapter 992, as amended; and within the said district in like manner the several powers or any of them vested by this article in the "commission" and in the "board of appeals," respectively, shall be construed not to be vested in and may not be exercised by the Maryland-National Capital Park and Planning Commission, the respective planning boards, and/or the respective board of zoning appeals of the county affected; and provided further, that insofar as the provision of this article may be inconsistent with or contrary to