

(I) A decision of the [board of appeals, or by a] BOARD OF MUNICIPAL AND ZONING APPEALS; OR

(II) A zoning action by the [local legislative body, may appeal the same to the Circuit Court for Baltimore City] CITY COUNCIL.

(2) [Such] A PERSON FILING AN appeal shall [be taken in accordance] COMPLY with Title 7, Chapter 200 of the Maryland Rules.

(3) [Nothing in this subsection shall] THIS SUBSECTION DOES NOT change the existing standards for review of any zoning action.

(b) The court may hear the appeal on the record [or if, in the opinion of the court,] OR, IF THE COURT BELIEVES THAT additional testimony is required for the proper disposition of the [case] APPEAL, the court may [permit] ALLOW either or both sides to present additional testimony.

(c) The court shall hear the [case] APPEAL without [the intervention of] a jury.

(d) (1) [THE] IN REVIEWING A DECISION OF THE BOARD OF MUNICIPAL AND ZONING APPEALS, THE court [may reverse or affirm, wholly or partly, or may modify or remand] MAY:

(I) REVERSE IN WHOLE OR PART;

(II) AFFIRM IN WHOLE OR PART;

(III) MODIFY; OR

(IV) REMAND for further consideration[, any decision of the board of appeals].

(2) [When a case] IF AN APPEAL is remanded for further consideration, [the] ANY testimony[, if any,] taken in court shall be made available to the board OF MUNICIPAL AND ZONING APPEALS.

(3) The costs of preparing [such] THE testimony shall be made a part of the costs of the [case] APPEAL.

(e) [An appeal may be taken to the Court of Special Appeals from any decision of the Circuit Court for Baltimore City.] ANY DECISION OF THE CIRCUIT COURT OF BALTIMORE CITY MAY BE APPEALED TO THE COURT OF SPECIAL APPEALS.

(f) (1) In addition to the appeal provided in this section, the Mayor and City Council OF BALTIMORE may [provide for] ALLOW AN appeal to the Circuit Court for Baltimore City of any matter arising under the planning and zoning laws of the City of Baltimore.

(2) [The] A decision of the Circuit Court for Baltimore City UNDER THIS SUBSECTION may be appealed to the Court of Special Appeals.

(3) This subsection does not restrict any charter POWER or other power of [the city] THE MAYOR AND CITY COUNCIL OF BALTIMORE.