

(B) (1) [However, no such] A regulation, restriction, or boundary [shall] MAY NOT become effective until after at least one public hearing [in relation thereto,] IS HELD at which parties in interest and citizens [shall] have an opportunity to be heard.

(2) (I) At least [fifteen days'] 15 DAYS BEFORE A PUBLIC HEARING IS HELD UNDER THIS SECTION, THE MAYOR AND CITY COUNCIL OF BALTIMORE SHALL PUBLISH notice of the time and place of [such] THE hearing [shall be published] in an official paper[, ] or a paper of general circulation[, ] in Baltimore [City and, in case of the] CITY.

(II) IF THE HEARING WILL BE ON A PROPOSED change in THE [boundary or] boundaries of [any] A zoning district, [a] THE MAYOR AND CITY COUNCIL OF BALTIMORE SHALL:

1. POST A similar notice [shall be posted] at [such] A place or AT places [as] DESIGNATED BY the respective zoning authorities [shall designate] within the zone proposed to be [changed, and] CHANGED; AND

2. MAIL notice of the proposed change [shall be sent] by first class United States mail to [the] ANY person [or persons] whose name last appeared [among] IN the tax records of Baltimore City as the owner of the property proposed to be changed.

DRAFTER'S NOTE: In subsection (a) of this section, the former reference to "supplemented, or modified" is deleted as included within the reference to "amended".

2.05. Amendment, [modification, repeal] REPEAL, and reclassification.

(a) (1) [Such] THE MAYOR AND CITY COUNCIL OF BALTIMORE MAY PERIODICALLY AMEND OR REPEAL regulations, [restrictions] RESTRICTIONS, and [boundaries may from time to time be amended, supplemented, modified, or repealed] BOUNDARIES.

(2) (I) [Where] IF the purpose and effect of [the] A proposed amendment is to change the zoning classification of particular property, the [local legislative body] CITY COUNCIL shall make findings of [fact in each specific case including, but not limited to, the following matters: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the planning commission and the board of municipal and zoning appeals, and the relation of such proposed amendment to the jurisdiction's plan; and may] FACT.

(II) THE FINDINGS OF FACT SHALL INCLUDE:

1. POPULATION CHANGES;
2. THE AVAILABILITY OF PUBLIC FACILITIES;
3. PRESENT AND FUTURE TRANSPORTATION PATTERNS;