(iv)   At the time fixed by the notice for a hearing on the application or on any postponement of the time, any person shall be heard on either side of the question.

(2)   (i)   This paragraph does not apply in Baltimore City, OR Harford County, or St. Mary's County.

(ii)   Before approving an application and issuing a license, the board shall consider:

1.   The public need and desire for the license;

2.   The number and location of existing licensees and the potential effect on existing licensees of the license applied for;

3.   The potential commonality or uniqueness of the services and products to be offered by the applicant's business;

4.   The impact on the general health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and

5.   Any other necessary factors as determined by the board.

[(iii)]   (3)   (I)   THIS PARAGRAPH DOES NOT APPLY IN BALTIMORE CITY OR HARFORD COUNTY.

(II)   The application shall be disapproved and the license for which application is made shall be refused if the Board of License Commissioners for the City or any county determines that:

1.   The granting of the license is not necessary for the accommodation of the public;

2.   The applicant is not a fit person to receive the license for which application is made;

3.   The applicant has made a material false statement in his application;

4.   The applicant has practiced fraud in connection with the application;

5.   The operation of the business, if the license is granted, will unduly disturb the peace of the residents of the neighborhood in which the place of business is to be located; or

6.   There are other reasons, in the discretion of the board, why the license should not be issued.

[(iv)]   (III)   Except as otherwise provided in this section, if no such findings are made by the board, then the application shall be approved and the license issuing authority shall issue the license for which application is made upon payment of the fee required to the local collecting agent.