

appeal by resolution, with at least two members concurring, and may affirm or reverse, in part or in toto, the decision appealed from. Such resolution shall be in writing and shall contain a statement as to the basis for the decision, which decision must be based on the correctness or incorrectness of the decision appealed from or upon an interpretation of the zoning map or of disputed boundary lines, or upon the necessity for modifying the decision appealed from in order to permit the extension of a lawful non-conforming use throughout the same lot or building, or in order to permit the restoration of a lawful non-conforming use where the same has been partially destroyed, or in order to provide succour where undue hardship and the practical difficulty of an exact compliance with the law can be shown due to exceptional topography, or lot shape or other exceptional circumstance.

The County Commissioners of Anne Arundel County may not, when acting as a Board of Zoning Appeals, alter by its decision any zone regulations or boundaries promulgated by the said Commissioners, beyond the modifications above specified. Such alteration of regulations and boundaries may only be accomplished as hereinafter provided in Section 521.

519. Appeals from any resolution of the Board of Zoning Appeals may be made to the Circuit Court of Anne Arundel County by any person, official or board, severally or individually aggrieved by a decision of the said Board of Zoning Appeals, by means of a duly verified petition specifying the illegality of the decision appealed from, which petition must be presented to the said Circuit Court within thirty (30) days of the date of filing of the resolution appealed from.

The said Circuit Court may, upon the presentation of the above named petition, allow a writ of certiorari directed to the Board of Zoning Appeals, to which writ the said Board shall make a duly verified return which shall specify the basis of the decision appealed from and be accompanied by certified copies of any papers pertinent thereto, the said return being made by the Board within ten (10) days of the issuance of the above named writ, unless a time extension is allowed by the Court. However, the issuance of the above named writ shall not stay proceedings to implement the decision appealed from. Or the Circuit Court of Anne Arundel County may, upon the presentation of the above-named petition, grant a restraining order upon specific application therefor and following due notice of such an order to the