

determine appeals from any refusal of a building permit where such refusal is for non-compliance with the provisions of the zoning regulations enacted by the District Council.

SEC. 27. *And be it further enacted*, That in passing upon appeals, the boards of zoning appeals shall have full powers (a) to permit a non-conforming use as an incidental accessory to a conforming principal use on the same lot, subject to such conditions as will safeguard the health morals safety or welfare; (b) where the strict application of any provision of the zoning regulations as to height and area of buildings and other structures would result in undue hardship upon the owner of specific property, or where there is reasonable doubt as to any provision of said regulations or the maps as applied to such property, to modify such strict application or to interpret the meaning of said regulations so as to relieve such hardship.

In exercising these powers the boards of zoning appeals may, in conformity with the provisions of this Act and the zoning regulations, reverse or affirm, wholly or partly, or may modify the requirements or decision appealed from, and to that end shall have all the powers of the officer from which the appeal is taken. Before making their decision, the boards of zoning appeals shall hold a hearing, notice of the time and place of which shall be sent by mail to the appellant and to the owners of all properties contiguous to the property of the appellant, which notice shall be mailed not less than seven days previous to the time fixed for the hearing.

SEC. 28. *And be it further enacted*, That the erection or use of any building or other structure or of premises in violation of this Act or of zoning regulations enacted in pursuance hereof, except as modified or interpreted by the boards of zoning appeals in accordance with the provisions of this Act, is hereby declared to be a misdemeanor. The issuance of any building permit in violation of the provisions of this Act is hereby declared to be a misdemeanor.

The Board of County Commissioners of either of said counties, the Commission, any public official of any municipality or political subdivision within the district or any property owner within the district, may bring action in any court of competent jurisdiction to restrain or enjoin the erection or use of any building or structure or premises in violation of the provisions of this Act or of the regulations enacted pursuant