

of land or structures or to make substantial changes therein or thereon or substantial repairs thereto. In any event, before any non-conforming structure or tree may be reconstructed, replaced, substantially altered or repaired, rebuilt, allowed to grow higher, or replanted, a permit must be secured from the administrative agency authorized to administer and enforce the zoning regulations, authorizing such replacement, change or repair before any work is started, and no such permit shall be granted that would allow the structure or tree in question to be made or become higher or become a greater hazard to air navigation than it was when the applicable zoning regulation was adopted. All applications for permits for replacement, change or repair of non-conforming uses, structures or trees shall be granted as a matter of right except in those cases herein specifically provided for.

(2) *Variances.* The legislative body of any political subdivision may authorize and empower the Board of Appeals, as provided in Section 62 (5) of this sub-title to grant variances from the zoning regulations adopted under this sub-title in cases of practical difficulty or unnecessary hardship, subject to such rules, regulations, restrictions, guides and standards, as may be established by appropriate action of such legislative body. Any person desiring to erect any structure, or increase the height of any structure, or permit the growth of any tree, or otherwise use his property, in violation of airport zoning regulations adopted under this sub-title may make application for a variance from the zoning regulations in question.

(3) *Obstruction Marking and Lighting.* In granting any permit that does not have to be issued as a matter of right under the provisions of this Section 61, or in granting a variance under the provisions of this Section 61, the said administrative agency or Board of Appeals, as the case may be, may, if it deems such action advisable to effectuate the purposes of this sub-title and reasonable in the circumstances, so condition such permit or variance as to require the owner of the structure or tree in question to permit the political subdivision, at its own expense, to install, operate and maintain suitable obstruction markers and obstruction lights thereon.

62. *Procedure.*

(1) *Adoption of Zoning Regulations.* The legislative body of the political subdivision, or the joint board provided for in Section 60 (3) of this sub-title, shall provide for the manner in which the boundaries of airport zoning districts and airport zoning regulations and restrictions shall be determined, established, adopted and enforced, and from time to