

Council may also authorize the Board of Zoning Appeals to interpret the zoning maps or pass upon disputed questions of lot lines or district boundary lines or similar questions as they arise in appeals before the Board.

SEC. 21. *And be it further enacted,* That appeals to the Board of Zoning Appeals may be taken by any person, board, association, corporation or official aggrieved by the grant or refusal of a building permit or the grant or withholding of an occupancy or use permit or any other administrative decision based or claimed to be based in whole or part upon any zoning regulation enacted or adopted by the District Council.

Upon appeals, the Board of Zoning Appeals shall have the following powers:

(1) To hear and decide appeals where it is alleged by the appellant that there is error in any refusal of a building, use or occupancy permit or in any other order, requirement, decision or determination made by a building official when passing upon an application for a building or other permit or by any other administrative officer or body in the administration of any zoning regulation enacted pursuant to this Act. Nothing contained in this paragraph shall be deemed to authorize the Board of Zoning Appeals to reverse or modify any refusal of a permit or any other order or requirement, decision or determination which conforms to the provisions of this Act or to the regulations made under this Act and which, therefore, was not erroneous.

(2) To hear and decide, in accordance with the provisions of the regulations enacted by the District Council, requests for special exceptions or map interpretations or for decisions upon permits for extensions, substitutions, restorations or reconstructions of lawful non-conforming uses or other special questions upon which the Board of Zoning Appeals is required or authorized by the zoning regulations to pass.

(3) Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original enactment of a regulation or amendment or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of such regulation or amendment would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of said property, to authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulty or hardship, provided such relief can be granted without a substantial impairment of the intent, purpose and integrity of the zone plan as embodied in the zoning regulations.