

A board of zoning appeals shall not have the power to make or amend any regulation or map.

In exercising these powers the Board of Zoning Appeals may, in conformity with the provisions of this Act and of the zoning regulations, reverse or affirm, wholly or partly, or may modify the decision appealed from. Before making its decision, the Board of Zoning Appeals shall hold a hearing upon the appeal, 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 or across the road from the property of the appellant, which notice shall be mailed not less than seven (7) days previous to the time fixed for the hearing.

The action or decision of the Board of Zoning Appeals shall be by resolution, which shall contain a statement of the grounds of its action or decision and which or a copy of which shall form part of the minutes of the Board.

SEC. 22. *And be it further enacted,* That no building or other structure shall be erected or structurally altered in the District without the issuance by the regularly constituted authorities of a building permit, and no such permit shall be given except in full conformity with the provisions of this Act and of the regulations, including the maps, enacted and adopted by the District Council. Construction or structural alteration of a building or structure within the District shall not begin until and unless the building permit be approved by the Commission as to zoning requirements and as to the requirements of Section 26 of this Act; provided, however, that no building permit shall be refused for buildings to be used exclusively for purposes of agriculture upon land used exclusively for agriculture. The beginning of any construction whatsoever of a building or other structure within the District without securing the approval of the building permit by this Commission as herein provided is hereby declared a misdemeanor and punishable as other misdemeanors are punishable under Section 30 of this Act.

The District Council may provide in its zoning regulations for the issuance of use and occupancy permits and for certificates by means of which zoning questions may be raised previous to the complete preparation of all such structural specifications of a building or structure as may be requisite for a complete building permit.

SEC. 23. *And be it further enacted,* That no clerk of the Circuit Court of the County, no administrative official, no licensing body or board nor any person whatever shall issue a license or permit for any commercial or industrial purpose or for the conducting of any commercial or industrial enter-