

destroyed to the extent of not more than 75% of the reconstruction value of the building in which such lawful non-conforming use was carried on or an extension of an existing lawful non-conforming use on the same lot as such lot existed as a single lot under single ownership at the time of the enactment of the regulation which made the then existing use on such lot non-conforming. Nothing in this section shall be held to authorize the validation, ratification, or legalization of any violation of law or regulation existing at the time of the action by the District Council under this section.

SEC. 22. *And be it further enacted*, That a District Council may in its zoning regulations, provide that the Zoning Board of Appeals, may, in appropriate cases and subject to appropriate principles, standards, rules, conditions and safeguards set forth in the regulations, make special exceptions to the provisions of the zoning regulations in harmony with their general purposes and intent. The District Council may also authorize the Zoning Board of 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 the administration of the regulations.

SEC. 23. *And be it further enacted*, That appeals to the Board of Zoning Appeals of Montgomery County or the Board of Appeals of Prince Georges County 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 or map enacted by the District Council of such county.

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 or by the Commission 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 a board of zoning appeals to reverse or modify any refusal of a permit or any other order, requirement, decision or determination which conform to the provisions of this Act and the regulations made under this Act and which, therefore, was not erroneous.