

(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, reinstatements, 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 and maps.

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

In exercising its powers a board 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 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 opposite the property affected measured at right angles to the intervening street or streets 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 a Board of 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 or other records of the board.

SEC. 24. *And be it further enacted*, That the zoning regulations heretofore duly and validly enacted by the Boards of County Commissioners of Montgomery and Prince Georges Counties under the authority of Sections 19 to 24 of Chapter 448, Laws of Maryland, 1927 (Sections 603 to 608 of Article 16 of the Public Local Laws of Maryland, 1930 Edition, title "Montgomery County", sub-title "Maryland-Washington Metropolitan District" and Sections 738 to 743 of Article 17 of