

include "restrict", "restrictions", "limit"; "limitations", "prohibit" and "prohibitions".

T. There are hereby created and established two boards of zoning appeals—one for Montgomery County and one for Prince George's County. Each Board of Zoning Appeals shall consist of three (3) members, who shall be residents of that portion of the District within their respective counties and who shall be appointed by the respective Boards of County Commissioners, as soon as may be convenient after the effective date of this Act. The terms of members shall be four years each.

Any member appointed for a vacancy shall serve for the unexpired term. All meetings of the Boards of Zoning Appeals shall be public and they shall organize annually and elect a chairman and vice-chairman. They shall act by resolution in which two members must concur. The compensation of members shall be as fixed by the respective Boards of County Commissioners of said two counties, and said County Commissioners may provide said Boards of Zoning Appeals with such executive and clerical assistance as may be deemed necessary. A District Council may provide and specify in its zoning regulations general rules to govern the organization and procedure of the Board of Zoning Appeals of its county, which rules shall not be inconsistent with the provisions of this Act; and the Board of Zoning Appeals may adopt, from time to time, supplemental rules of procedure not inconsistent with this Act or such general rules. A board of appeals or the chairman or other officer thereof may administer oaths and compel the attendance of witnesses. The boards shall keep minutes of their proceedings respectively.

U. A District Council may at its discretion provide, to such degree and upon such terms and conditions as may be set forth in its zoning regulations, for the grant of power to the Board of Zoning Appeals, upon appeals, to permit an extension of a lawful non-conforming use throughout a part or whole of a building in which such non-conforming use lawfully exists or the restoration or reconstruction of an existing lawful non-conforming use where through fire or other calamity such use has been 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.