

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 Zoning Appeal 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.

X. The zoning regulations heretofore duly and validly enacted by the Boards of County Commissioners of Montgomery and Prince George's Counties and in force at the date of the taking effect of this Act, including the maps which at said date accompany and are a part of said regulations, shall be deemed to have been made, enacted and in force under this Act and shall be and continue in force and effect until and as they may be amended by said District Councils respectively as authorized by this Act.

Y. No building or other structure shall be erected or structurally altered in the District without the issuance of a building permit, and no such permit shall be given except in conformity with the provisions of this Act and of the regulations enacted by the respective District Councils. Construction or structural alteration of a building or structure 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 2-0 of this Act; provided, however, that no building permit shall be required for buildings and structures to be used exclusively for purposes of agriculture upon land used exclusively for agriculture. The begin-