

matter of right except in those cases herein specifically provided for.

(2) (Variances.) The legislative body of any political subdivision may authorize and empower the Board of Appeals, as provided in Section 16(e) (5) of this sub-title to grant variances from the zoning regulations adopted under this sub-title in cases of practical difficulty or unnecessary hardship, subject to such rules, regulations, restrictions, guides and standards, as may be established by appropriate action of such legislative body. Any person desiring to erect any structure, or increase the height of any structure, or permit the growth of any tree, or otherwise use his property, in violation of airport zoning regulations adopted under this sub-title may make application for a variance from the zoning regulations in question.

(3) (Obstruction Marking and Lighting.) In granting any permit that does not have to be issued as a matter of right under the provisions of this Section 16(d), or in granting a variance under the provisions of this Section 16(d), the said administrative agency or Board of Appeals, as the case may be, may, if it deems such action advisable to effectuate the purposes of this sub-title and reasonable in the circumstances, so condition such permit or variance as to require the owner of the structure or tree in question to permit the political subdivision, at its own expense, to install, operate and maintain suitable obstruction markers and obstruction lights thereon.

(e) (Procedure.)

(1) (Adoption of Zoning Regulations.) The legislative body of the political subdivision, or the joint board provided for in Section 16(c) (3) of this sub-title, shall provide for the manner in which the boundaries of airport zoning districts and airport zoning regulations and restrictions shall be determined, established, adopted and enforced, and from time to time amended, revised, supplemented or changed. No such boundary, regulation or restriction shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen (15) days' notice of the time and place of such hearing shall be published in an official paper, or a paper of general circulation, in the political subdivision or subdivisions in which the airport is or is to be located and, in case of the change of any boundary or boundaries of any zoning district, a similar notice shall be posted at such place or places as the respective zoning authorities shall designate within the district proposed to be changed.