

*Board may adopt its own rules of procedure, which must not be inconsistent with this sub-title.*

300M. *The Board of Zoning Appeals is authorized and empowered to hear and to take action on any appeal from a decision of the Planning Commission of Carroll County. Appeals to the said Board may be made by any person, or official or board severally or individually aggrieved by a decision of the Planning Commission and hearings on such appeals shall be open to the public. At least seven (7) days prior to the date of such hearings notice shall be given to the owners of property contiguous to that property which is the subject of appeal. The Board of Zoning Appeals shall, for the purpose of such hearings, have the power to compel the attendance of witnesses and to administer oaths and shall keep minutes of all such hearings. The Board shall act upon any such appeal by resolution, with at least three members concurring, and may affirm or reverse, in part or in toto, the decision appealed from. Such resolution shall be in writing and shall contain a statement as to the basis for the decision, which decision must be based on the correctness or incorrectness of the decision appealed from or upon an interpretation of the zoning map or of disputed boundary lines or upon the necessity for modifying the decision appealed from in order to permit the extension of a lawful non-conforming use throughout the same lot or building, or in order to permit the restoration of a lawful non-conforming use where the same has been partially destroyed, or in order to provide succor where undue hardship and the practical difficulty of an exact compliance with the law can be shown due to exceptional topography, or lot shape or other exceptional circumstance.*

300N. *The Board of Zoning Appeals may not alter by its decision any zone regulation or boundaries promulgated by the Planning and Zoning Commission, beyond the modification specified in Section 300M of this Article.*

300-O. *Appeals from any resolution of the Board of Zoning Appeals may be made to the Circuit Court for Carroll County by any person, official or board, severally or individually aggrieved by a decision of the said Board of Zoning Appeals, by means of a duly verified petition specifying the illegality of the decision appealed from, which petition must be presented to the Circuit Court for Carroll County within thirty (30) days of the date of filing of the resolution appealed from.*