

(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 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, 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, 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.*

(c) *Board not to amend regulation or map.—The Board of Zoning Appeals shall not have the power to make or amend any regulation or map.*

(d) *Powers of Board; notice and hearing.—In exercising its powers the Board of Zoning Appeals, in conformity with the provisions of this sub-title and the zoning regulations, may 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.*

(e) *Decision of Board.—The action or decision of the Board of Zoning 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.*

85. Effect of State-Wide Zoning Law.

(a) *In municipalities.—Within the Regional District, the zoning powers or any of them vested by Article 66B of the Annotated Code of Maryland in any municipality or council of any municipality within the Regional District shall be construed to be vested exclusively in and may be exercised within their discretion only by the County Council of Montgomery County or the County Commissioners of Prince George's County, each acting respectively as a District Council.*

(b) *In planning commissions or boards of appeals.—Within the Regional District any power vested by Article 66B of the Annotated Code of Maryland in any planning commission or board of appeals*