

whole or part upon any zoning regulation or map enacted by the District Council of that county.

(b) Upon appeals, the Board of Zoning Appeals [shall have] HAS the following powers:

(1) To hear and decide appeals where it is alleged by the appellant that there is error in any refusal of a building, use, or occupancy permit or in any other order, requirement, decision, or determination made by a building official or by the Commission when passing upon an application for a building or other permit or by any other administrative officer or body in the administration of any zoning regulation enacted pursuant to this [subheading] TITLE. Nothing contained in this paragraph shall [be deemed to] authorize the Board of Zoning Appeals to reverse or modify any refusal of a permit or any other order, requirement, decision, or determination which conforms to the provisions of this [subheading] TITLE and the regulations made under this [subheading] TITLE and which, therefore, was not erroneous.

(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 Appeal is required or authorized by the zoning regulations to pass.

(3) [Where] IF the strict application of [such] THE regulation or amendment would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of [said] THE 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] THE property, a variance from such strict application so as to relieve [such] THE difficulty or hardship, provided [such] relief can be granted without a substantial impairment of the intent, purpose, and integrity of the zone as embodied in the zoning regulations and maps.

(c) The Board of Zoning Appeals [shall not have the power to] MAY NOT make or amend any regulation or map.