

\* The Board of Adjustment has the following authority:

(1) To hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the comprehensive zoning ordinance. In exercising the authority under this subsection, the board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the board has the same authority as the administrative official.

(2) To hear and decide special exceptions to the terms of the comprehensive zoning ordinance when the ordinance requires the board to do so. In this regard, the board may grant only special exceptions that are authorized to be granted by the terms of the ordinance.

(3) To authorize in specific cases a variance from the terms of the comprehensive zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

(4) To hear and decide other matters authorized by an ordinance of the town.

(5) To subpoena witnesses, administer oaths, and may require the production of documents.