

ings and uses limited as to location by providing rules, regulations and limitations to such buildings and uses, and prohibiting the issuance of permits without the approval of such board, and to limit the uses of property in accordance with facts ascertained by such board, and further to provide for an appeal to the Court of Appeals from any decision of the court of record reviewing decisions of the Board of Zoning Appeals.

WHEREAS, the local legislative bodies cannot examine each and every building and parcel of land within the municipality to establish its relation to the facts which determine the zone district lines, the factor of safety in locating these lines, and the degree of exactness which they may present, therefore, in order to provide for adjustment in the relative location of uses and buildings of different classifications, and for adjustment at and near district boundary lines, and to permit greater flexibility in the application of the general zoning law it is desirable to empower the Board of Zoning Appeals, under uniform rules and regulations, as set forth by local ordinances to determine the facts of a particular case and their applicability to the spirit and intent of the general zoning law, and to provide that no permit for such uses and buildings shall be issued without the approval of such Board and further the nature and extent of the facts which the Board shall consider and the rules which the municipality shall set up to guide the discretion conferred are not susceptible of precise definition, nor reducible to any exact or final formula, but must be gathered from their application to the varying facts of actual cases as they arise, and in order to promote the usefulness of the ordinance as an instrument for fact finding, interpretation, application and adjustment, so as to supply the necessary elasticity to its efficient operation, and so as to protect the whole people from the evils and dangers which follow the strict and literal application of a general zoning law to actual facts and conditions at the time of the application for the permit.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That two new sub-sections be and the same are hereby added to Section 7 of Article 66B of the Code of Public General Laws of Maryland (1929 Supplement), title "Zoning," sub-title "Board of Zoning Appeals," the first to be numbered Sub-section 4 of Section 7 and headed "Board of Zoning Appeals," to follow immediately after Sub-section 3 of Section 7 of the Code of Public General