

RESOLUTION NO. R 014 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A DOCTOR'S OFFICE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 1.15 ACRES, MORE OR LESS

WHEREAS, on the 11th day of December, A. D. 1980, an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a doctor's office, denominated C/U #613, was filed on behalf of Bhaskar S. Palekar, M. D. P. A.; and

WHEREAS, on the 8th day of January, A. D. 1981, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #613 be approved; and

WHEREAS, on the 27th day of January, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #613 and, having heard and considered the public comments made at such hearing and the County Council having found as follows:

(a) That the Conditional Use applied for is for the general convenience and welfare of the inhabitants of Sussex County;

(b) That the location is appropriate for the Conditional Use applied for and not in conflict with the Comprehensive Plan;

(c) That the public health, safety, morals and general welfare of the inhabitants of Sussex County will not be adversely affected;

(d) That adequate off-street parking facilities will be provided;

(e) That the necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values; and

(f) That the additional standards of Ordinance 1, Article 10, Section 1, et seq., will be complied with,

NOW, THEREFORE,

BE IT RESOLVED that the application of Bhaskar S. Palekar, M. D. P. A. for a Conditional Use of land in an AR-1 Agricultural Residential

District for a doctor's office to be located in Lewes and Rehoboth Hundred, Sussex County, be and the same is hereby granted;

BE IT FURTHER RESOLVED that the description of the land which is the subject of this application is more particularly described as follows:

ALL that certain tract, piece or parcel of land lying and being situate in Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying on the southerly side of Route 18 and bounded as follows:


BEGINNING at a point on the southerly side of Route 18, approximately 580 feet west of Quaker Road, a corner for this subject lands and lands of John H. D'Addurno and Rosann Helen; thence south $47^{\circ} 30'$ east 200.00 feet along Route 9 to a point; a corner for this subject lands and lands of Henlopen Grange No. 20 Patrons of Husbandry, Inc.; thence south $42^{\circ} 30'$ east 250.00 feet along lands of Henlopen Grange No. 20 Patrons of Husbandry, Inc. to a point; thence north $47^{\circ} 30'$ east 200.00 feet to a point, a corner for this subject land and lands of John H. D'Addurno and Rosann Helen; thence north $42^{\circ} 30'$ west 250.00 feet along lands of John H. D'Addurno and Rosann Helen to the point and place of beginning and containing 1.15 acres more or less;

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to compliance with Ordinance No. 1, the Comprehensive Zoning Ordinance of Sussex County, as amended;

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to the following special conditions:

1. Only one doctor shall have office hours at any one time.
2. All parking shall be behind the front yard setback line.
3. Site plan shall be subject to site plan review by the Planning and Zoning Commission.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 014 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 27TH DAY OF JANUARY, 1981.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL