

RESOLUTION NO. R 026 80

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 16,000 SQUARE FEET, MORE OR LESS

WHEREAS, on the seventh day of May, 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 #581, was filed on behalf of Dr. Ramachandra Hosmane and Kusuma; and

WHEREAS, on the twelfth day of June, A.D. 1980, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #581 be approved; and

WHEREAS, on the twenty-fourth day of June, A.D. 1980, a public hearing, after notice, was held before the County Council of Sussex County on C/U #581, 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 Dr. Ramachandra Hosmane and Kusuma 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; and

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 situated in Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying on the southerly side of Route 18 and bounded as follows:

BEGINNING at an iron pipe at the corner of intersection of Route 18 (Savannah Road) and Woodland Avenue; thence north $51^{\circ} 21'$ east 80 feet along the southerly right of way of Route 18 to a utility pole, a corner for this subject land and lands of Harriett A. Holtzclaw; thence south $39^{\circ} 15'$ east 200 feet along the dividing line of this subject land and lands of Harriett A. Holtzclaw to a concrete marker on the northerly right of way of First Street; thence south $51^{\circ} 21'$ west 80 feet along the northerly right of way of First Street to an iron pipe on the westerly right of way of Woodland Avenue; thence north $39^{\circ} 15'$ west 200 feet along the easterly right of way of Woodland Avenue to the point and place of beginning, containing 16,000 square feet, more or less; and

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; and

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

(a) This Conditional Use shall be valid for a period of one year after the date of approval and thereafter shall become null and void unless construction or use is substantially underway during said one-year period, or unless an extension of time, not exceeding one year, is approved by the Planning and Zoning Commission and for good cause shown, before the expiration of said one-year period.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY
OF RESOLUTION NO. R 026 80 PASSED BY THE COUNTY COUNCIL OF SUSSEX
COUNTY ON THE 24TH DAY OF JUNE, 1980.

Emogene P. Ellis
EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL