

RESOLUTION NO. R 026 84

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ARCHITECT'S OFFICE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN CEDAR CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 0.608 ACRES MORE OR LESS

WHEREAS, on the 7th day of December, A. D. 1983 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an architect's office, denominated C/U #779, was filed on behalf of R. Calvin Clendaniel; and

WHEREAS, on the 26th day of January, A. D. 1984 a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #779 be approved; and

WHEREAS, on the 14th day of February, A. D. 1984 a public hearing, after notice, was held before the County Council of Sussex County on C/U #779 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 97, Article 10, Section 1 et seq. will be complied with,

NOW, THEREFORE,

BE IT RESOLVED that the application of R. Calvin Clendaniel for a Conditional Use of land in an AR-1 Agricultural Residential

District for an architect's office to be located in Cedar Creek 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 and parcel of land, lying and being in the Town of Lincoln, Sussex County and the State of Delaware, fronting on the northerly right of way line of Butler Avenue, being 40 feet from the true centerline thereof and on the southerly right of way line of Washington Street, at 100 feet wide, adjoining lands of Harry J. Swain and lands of Richard D. Hostedler and other lands of R. Calvin Clendaniel and more particularly described as follows:

BEGINNING at a point on the northerly right of way of Butler Avenue; thence proceeding north six degrees east 110 feet with lands of Harry J. Swain and Hazel to a point at the northeast corner for lands of said Swain; thence south 83 degrees 15 minutes east 50 feet with lands of Richard D. Hostedler to a point at the southeast corner for land of said Richard D. Hostedler; thence running with said Hostedler lands north six degrees east 100 feet to a point on the southerly right of way line of Washington Street; thence south 83 degrees 15 minutes east along said right of way line a distance of 100 feet to a point at the northwest corner of other lands of R. Calvin Clendaniel and Virginia; thence running with said other Clendaniel lands south six degrees west 210 feet to a point on the northerly right of way of Butler Avenue; thence north 83 degrees 15 minutes west along said northerly right of way a distance of 150 feet to the place of beginning, containing 0.608 acres of land more or less; and

BE IT FURTHER RESOLVED that this Conditional Use is granted subject to compliance with Ordinance No. 97, the Comprehensive Zoning Ordinance of Sussex County, as amended.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY
OF RESOLUTION NO. R 026 84 PASSED BY THE COUNTY COUNCIL OF SUSSEX
COUNTY ON THE 14TH DAY OF FEBRUARY, 1984.

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