

RESOLUTION NO. R 047 84

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ANTIQUE SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NORTHWEST FORK HUNDRED, SUSSEX COUNTY, CONTAINING 1.18 ACRES OF A 68.71 ACRE TRACT

WHEREAS, on the 28th day of February, A. D. 1984 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for an antique shop, denominated C/U #793, was filed on behalf of Janet R. Showers; and

WHEREAS, on the 19th day of April , 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 #793 be approved; and

WHEREAS, on the 8th day of May , A. D. 1984 a public hearing, after notice, was held before the County Council of Sussex County on C/U #793 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 Janet R. Showers for a Conditional Use of land in an AR-1 Agricultural Residential District for an antique shop to be located in Northwest Fork 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 in Northwest Fork Hundred, Sussex County, Delaware, and lying on the northwesterly side of Route 404 and being more particularly described as follows:

BEGINNING at a point on the northeasterly right of way of Route 404, 1,435 feet northwest of Route 31; thence north  $86^{\circ} 00'$  east 392.00 feet across lands of Lester L. and Janet R. Showers to a point; thence continuing across lands of Lester L. and Janet R. Showers the following four (4) courses: north  $04^{\circ} 09' 34''$  west 168.00 feet to a point; north  $86^{\circ} 00'$  east 150.00 feet to a point; south  $04^{\circ} 09' 34''$  east 218.00 feet to a point; south  $86^{\circ} 00'$  west 504.72 feet to a point on the northeasterly right of way of Route 404; thence north  $40^{\circ} 48' 49''$  west 62.45 feet along the northeasterly right of way of Route 404 to the point and place of beginning and containing 1.18 acres of a 68.71 acre tract; 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 047 84 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 8TH DAY OF MAY, 1984.

  
EMOGENE P. ELLIS  
CLERK OF THE COUNTY COUNCIL