

RESOLUTION NO. R 052 83

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL DISTRICT FOR A TWO-FAMILY DWELLING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 6,000 SQUARE FEET MORE OR LESS

WHEREAS, on the 5th day of July, A. D. 1983 an application for a Conditional Use of land in a MR Medium Density Residential District for a two-family dwelling, denominated C/U #747, was filed on behalf of Pan-Jag Associates; and

WHEREAS, on the 11th day of August, A. D. 1983, a public hearing, after notice, was held before the Planning and Zoning Commission of Sussex County and said Commission recommended that C/U #747 be approved; and

WHEREAS, on the 30th day of August, A. D. 1983 a public hearing, after notice, was held before the County Council of Sussex County on C/U #747 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 Pan-Jag Associates for a Conditional Use of land in a MR Medium Density Residential District for a two-family dwelling to be located in Baltimore 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 Baltimore Hundred, Sussex County, Delaware, and lying on the south side of Admiral Road of Tower Shores and 76.55 feet east of Route 1 and being more specifically described as Lot No. 2 of Tower Shores. Said parcel being 60 feet by 100 feet and containing 6,000 square feet 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; and

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

That a holding tank be used until public sewer becomes available.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 052 83 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 30TH DAY OF AUGUST, 1983.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL