

RESOLUTION NO. R 054 81

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR AN OFFICE BUILDING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 30,106 SQUARE FEET MORE OR LESS

WHEREAS, on the 16th day of July, A. D. 1981, an application for a Conditional Use of land in a GR General Residential District for an Office Building, denominated C/U #643, was filed on behalf of Wilson Baker, Inc.; and

WHEREAS, on the 13th day of August, 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 #643 be approved; and

WHEREAS, on the 1st day of September, A. D. 1981, a public hearing, after notice, was held before the County Council of Sussex County on C/U #643 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 Wilson Baker, Inc. for a Conditional Use of land in a GR General Residential District for an

office building to be located in Broadkill 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 Broadkill Hundred, Sussex County, Delaware, and lying on the west side of Route 5 and south of Jones Avenue and bounded as follows:

BEGINNING at an iron pipe set at the southwest corner of the intersection of Route 5 and Jones Avenue; thence north $83^{\circ} 49' 21''$ west 293.50 feet along the southerly right of way of Jones Avenue to an iron pipe; a corner for this subject land and lands now or formerly of Frederick Reed; thence south $05^{\circ} 03' 44''$ west 104.25 feet along said Reed lands and lands now or formerly of John T. Landon, Jr. to an iron pipe; thence south $83^{\circ} 14' 01''$ east 274.25 feet along this subject land and lands now or formerly of John T. Landon, Jr. to an iron pipe set on the westerly right of way of Route 5; thence north $17^{\circ} 26' 13''$ east 53.75 feet along the westerly right of way of Route 5 to a point; thence north $13^{\circ} 14' 58''$ east 54.75 feet along the westerly right of way of Route 5 to the point and place of beginning and containing 30,106 square feet 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.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R 054 81 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 1ST DAY OF SEPTEMBER, 1981.


EMOGENE P. ELLIS
CLERK OF THE COUNTY COUNCIL