

RESOLUTION NO. R 079 84

A RESOLUTION TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A BUSINESS OFFICE IN AN ACCESSORY BUILDING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, CONTAINING 7,395 SQUARE FEET MORE OR LESS OF A 4.6 ACRE TRACT

WHEREAS, on the 16th day of February, A. D. 1984 an application for a Conditional Use of land in an AR-1 Agricultural Residential District for a business office, denominated C/U #791, was filed on behalf of William K. McMahon; and

WHEREAS, on the 12th 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 #791 be approved; and

WHEREAS, on the 1st day of May , A. D. 1984 a public hearing, after notice, was held before the County Council of Sussex County on C/U #791 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 William K. McMahon for a Conditional Use of land in an AR-1 Agricultural Residential

District for a business office in an accessory building 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 in Lewes and Rehoboth Hundred, Sussex County, Delaware, and lying on the southeast side of Route 24, 1,000 feet northeast of Love Creek and being more particularly described as follows:

BEGINNING at an iron pipe on the southeast right of way of Route 24, a corner for these subject lands and lands now or formerly of Eugene Bookhammer; thence south $46^{\circ} 37' 40''$ east 100.02 feet along lands now or formerly of Eugene Bookhammer to a point; thence north $44^{\circ} 35' 00''$ east 72.89 feet across lands of William K. McMahon to a point; thence north $45^{\circ} 25' 00''$ west 100.00 feet across lands of William K. McMahon to a point on the southeast right of way of Route 24; thence south $44^{\circ} 35' 00''$ west 75.00 feet along the southeast right of way of Route 24 to the point and place of beginning and containing 7,395 square feet more or less of a 4.6 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 079 84 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 20TH DAY OF NOVEMBER, 1984.

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