

*\* MASTER COPY on file  
in Cabinet.*

ORDINANCE NO. 28

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF FRANKFORD, DELAWARE BY CHANGING THE ZONING CLASSIFICATION FROM R RESIDENTIAL TO MD-R MEDIUM DENSITY RESIDENTIAL FOR 1.0146 ACRES OF LAND, LOCATED AT 65 REED STREET AND DESIGNATED AS TAX PARCEL # 4-33-6.15-71.00 IN THE TOWN OF FRANKFORD, SUSSEX COUNTY, DELAWARE

WHEREAS, a change of zone application was filed by F. Dean Esham for a 1.0146 acre parcel of land located at 65 Reed Street, and, as part of that request, the applicant sought approval to construct eight (8) dwelling units; and

WHEREAS, the Frankford Planning Commission held a public hearing on April 7, 2005 and deferred a decision to receive legal advice. The Commission reconvened on July 20, 2005 and denied applicant's request to place four (4) duplexes on the property. The Frankford Town Council held a public hearing on August 22, 2005 and, upon receiving clarification that the maximum number of units that could be built on property of that size was only five (5) and not eight (8), the Council voted to approve the rezoning.

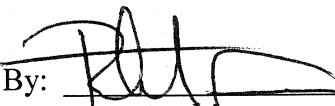
NOW, THEREFORE, the Town Council of Frankford hereby ordains:

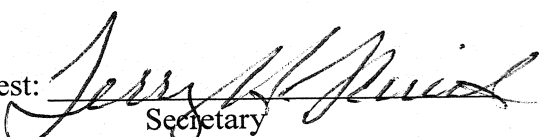
Section 1. The Official Zoning Map of the Town of Frankford is amended to reflect that the following property is rezoned from R Residential to MD-R Medium Density Residential:

1.0146 acres of land, more or less, located on the north side of Reed Street, designated as Tax Parcel No. 4-33-06.15-71 and commonly known as 65 Reed Street, and further shown on a survey dated January 28, 2005 prepared by Simpler Surveying of "Lands of George E.A. Empty to be conveyed to F. Dean Esham" attached hereto.

Section 2. This Ordinance shall take effect immediately upon its adoption by a majority vote of all the members elected to the Town Council of Frankford.

FRANKFORD TOWN COUNCIL

By:  \_\_\_\_\_  
Mayor

Attest:  \_\_\_\_\_  
Secretary

Adopted: August 22, 2005.