

Ordinance 87-4

Zoning Map

ORDINANCE NO. 87-4, 1987

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, AMENDING THE OFFICIAL ZONING MAP OF THE HOPEWELL TOWNSHIP ZONING ORDINANCE NO. 85-5

WHEREAS, the Board of Commissioners of the Township of Hopewell did receive an application for an amendment to the Hopewell Township Zoning Ordinance from Chris Colonias and Toula Colonias, and Bertha J. Laird, in connection with a parcel of land consisting of approximately 8.326 acres and being located on Brodhead Road, in the Township of Hopewell and titled in the names of Bertha J. Laird, Bertha Laird Smith, Everitt H. Laird, Jr. and Norma J. Vandevort, and bearing tax parcel numbers 65-15-0400 and 65-15-0400.001. Said application requesting that the parcels be rezoned from R-2, Residential Low to C-1 Commercial Highway and C-2 Commercial Shopping Center. The exact location of said parcel is indicated in Exhibit "A" and Exhibit "B", which are attached hereto and made a part of the within Ordinance; the precise portions of said parcel which are being changed either to C-1 or C-2 are specifically set forth in Exhibits "A" and "B"; and

WHEREAS, the Hopewell Township Planning Commission at their regularly scheduled monthly meeting held on April 7, 1987, recommended approval of said amendment; and

WHEREAS, a public hearing was held by the Hopewell Township Board of Commissioners on April 20, 1987 at 8:00 P.M., pursuant to public notice, in connection with the proposed Zoning Map Amendment; and

WHEREAS, after due and careful consideration of the recommendation made by both the Hopewell Township Planning Commission and the Beaver Co


Planning Commission, and a review of the Stenographic record made of the public hearing on April 20, 1987, the Board of Commissioners of the Township of Hopewell hereby enact the following amendment:

BE IT ENACTED AND THE SAME IS HEREBY ENACTED THAT:

1. The Official Zoning Map of the Township of Hopewell Zoning Ordinance is hereby amended to change R-2 Residential Low to C-1 Commercial Highway and/or C-2 Commercial Shopping Center, with reference to those parcels or parts of parcels of land being located on Brodhead Road, in the Township of Hopewell owned by Bertha J. Laird, Bertha Laird Smith, Everitt H. Laird, Jr. and Norma J. Vandevort, and containing approximately 8.326 acres. An identification of the affected parcels, by tax parcel numbers is marked Exhibit "A" and Exhibit "B" respectively, and are attached hereto and made a part hereof. The area of the Official zoning Map being amended as aforesaid is marked Exhibit "C" and is attached hereto and made a part hereof.

Adopted this 9 day of JUNE, 1987, pursuant to the authority contained in the Hopewell Township Zoning Ordinance, the First Class Township Code, and the Municipalities Planning Code, as amended, (Act 247).

TOWNSHIP OF HOPEWELL:


James Aibert, President
Hopewell Township Board of Commissioners

ATTEST:


Secretary

EXHIBIT "A"

PERIMETER DESCRIPTION OF
PORTION OF TAX MAP PARCEL NO. 65-15-400
TO BE REZONED FROM R-2 TO C-2

BEGINNING at a point on the westerly side of Brodhead Road, said point being the southeast corner of lands of Bertha Laird Smith and Everitt H. Laird, Jr., as described in Deed Book Volume 814, Page 374 and recorded in the office of the Recorder of Deeds of Beaver County, Pennsylvania; thence from said point of beginning along the following courses and distances;

S 62°-54'-54" W, 395.89'

S 51°-24'-54" W, 404.23'

N 09°-30'-00" E, 835.79'

S 83°-28'-56" E, 131.97'

S 56°-44'-33" E, 115.00'

N 33°-06'-27" E, 181.16'

S 54°-22'-33" E, 35.59'

S 41°-22'-23" E, 125.40'

S 14°-45'-52" E, 362.81' to a point at the

place of beginning.

Containing 7.12 acres.

This description has been prepared in accordance with a survey prepared by NIRA Consulting Engineers, Inc. of Coraopolis, Pennsylvania dated February 1987.

EXHIBIT "B"

PERIMETER DESCRIPTION OF TAX MAP PARCEL NO. 65-15-400.1
AND PORTION OF TAX MAP PARCEL NO. 65-15-400
TO BE REZONED FROM R-2 TO C-1

BEGINNING at a point on the southwesterly side of Brodhead Road, said point being the most northerly corner of lands of Bertha Laird Smith and Everitt H. Laird, Jr., as described in Deed Book Volume 814, Page 374 and recorded in the office of the Recorder of Deeds of Beaver County, Pennsylvania. The following description also included lands of Bertha J. Laird as described in Deed Book Volume 771, Page 308 and recorded in the office of the Recorder of Deeds of Beaver County, Pennsylvania; thence from said point of beginning along the following courses and distances;

S 56°-44'-33" E, 124.00'

S 54°-22'-33" E, 106.06'

S 33°-06'-27" W, 181.16'

N 56°-44'-33" W, 115.00'

N 83°-28'-56" W, 131.97'

N 41°-29'-00" W, 115.70'

N 49°-12'-27" E, 58.55'

S 44°-15'-30" E, 99.79'

N 33°-25'-18" E, 179.75' to a point at the,

place of beginning.

Containing 1.206 acres.

This description has been prepared in accordance with a survey prepared by NIRA Consulting Engineers, Inc., of Coraopolis, Pennsylvania dated February 1987.



EXHIBIT 'C'
LEGEND

- R-1 RESIDENTIAL-AGRICULTURAL
- R-2 RESIDENTIAL LOW
- R-3 RESIDENTIAL MEDIUM
- R-4 RESIDENTIAL HIGH
- MU MIXED USE
- C-1 COMMERCIAL HIGHWAY
- C-2 COMMERCIAL SHOPPING CENTER
- I-P INDUSTRIAL PARK
- I INDUSTRIAL
- FLOOD PLAINS
- 100 YEAR FLOOD BOUNDARY
- RESTRICTIVE COMMERCIAL
- NEIGHBORHOOD SERVICE DISTRICT

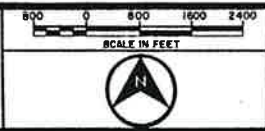
CERTIFICATION

We the undersigned do hereby certify this map to be the Official Zoning Map and that it is a part of the Zoning Ordinance of the Township of Hopewell as adopted by the Board of Commissioners, Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, this 17th day of January, 1977.

Michael Baker, Jr.
CHAIRMAN OF THE BOARD OF COMMISSIONERS

ATTEST:
[Signature]
SECRETARY

HOPWELL TOWNSHIP
BEAVER COUNTY, PENNSYLVANIA



OFFICIAL ZONING MAP

PREPARED FOR
HOPWELL TOWNSHIP PLANNING COMMISSION
BY
MICHAEL BAKER JR., INC.
CONSULTING ENGINEERS AND PLANNERS
BEAVER, PENNSYLVANIA
MAY, 1976

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A PLANNING GRANT FROM THE DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE PROVISIONS OF ACT 8-A, APPROVED JUNE 30, 1975, AS ADMINISTERED BY THE BUREAU OF PLANNING, PENNSYLVANIA DEPARTMENT OF COMMUNITY AFFAIRS.
UPDATED BY
NINA CONSULTING ENGINEERS, INC.
1983

Beaver County Times

P.O. BOX 400
BEAVER, PA 15009-0400
AREA CODE 412 775-3200



LEGAL ADVERTISING INVOICE



TOWNSHIP OF HOPEWELL
CLARK BOULEVARD
ALIQUIPPA PA 15001

6-15-87
RECEIVED

| ACCOUNT | INVOICE DATE | DESCRIPTION | LINES | TIMES | PROOF | TOTAL CHARGES |
|----------------|--------------|---------------------|-------|-------|-------|---------------|
| 94249600 | 06/05/87 | INT ADOPT ORDINANCE | 130 | 1 | 2.00 | ↓ |
| | 6/02/87 | | | | | 147.60 |
| DATES APPEARED | | | | | | |

PROOF OF PUBLICATION

The **Beaver County Times**, a daily newspaper of general circulation, published by BEAVER NEWSPAPERS, INC., a Pennsylvania corporation, 400 Fair Avenue, West Bridgewater, Beaver County, Pennsylvania, was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on
6/02/87

BEAVER NEWSPAPERS, INC.

By Edwin S. Metzger SS:

STATE OF PENNSYLVANIA,
COUNTY OF BEAVER,

Before me, a Notary Public in and for such county and state, personally
EDWIN S. METZGER, who being duly sworn according to law says
CONTROLLER of BEAVER NEWSPAPERS, INC.; that neither
nor said corporation is interested in the subject matter of the attached advertisement
that all of the allegations of the foregoing statement including those as to the time,
character of publication are true.

Sworn to and subscribed before me
this 05TH day of JUNE 1987

Muriel L. Hupp

MURIEL L. HUPP, NOTARY PUBLIC
BRIDGEWATER BORO. BEAVER COUNTY
MY COMMISSION EXPIRES JAN. 20, 1990
Member, Pennsylvania Association of Notaries

The costs of advertising and proof, 147.
has been paid.

BEAVER NEWSPAPER

By _____

NOTICE OF INTENTION TO ADOPT AN ORDINANCE

NOTICE is hereby given that the Hopewell Township Board of Commissioners will consider the adoption of the following Ordinance at the regular monthly meeting of the Board of Commissioners on Tuesday, June 9, 1987 at 8:00 P.M., at the Hopewell Township Municipal Building, Clark Boulevard, Aliquippa, PA 15001.

ORDINANCE NO. ..., 1987

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recommendations made by both the Hopewell Township Planning Commission and the Beaver County Planning Commission and a review of the Stenographic record made of the public hearing on April 20, 1987 the Board of Commissioners of the Township of Hopewell hereby enact the following amendment:

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1. The Official Zoning Map of the Township of Hopewell Zoning Ordinance is hereby amended to change R-2 Residential Low to C-1 Commercial Highway and/or C-2 Commercial Shopping Center, with reference to those parcels or parts of parcels of land being located on Broad Street, approximately 8.326 acres. An identification of the affected parcels, by tax parcel number, and are attached hereto and made a part hereof. The map of the Official Zoning