

Ordinance 87-6

Zoning Map

ORDINANCE NO. 87-6

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 ANTHONY and FRANCES ALAM, in connection with a parcel of land consisting of approximately 5.61 acres and being located at 3988 Brodhead Road, in the Township of Hopewell and titled in the names of Anthony and Frances Alam, and bearing tax parcel numbers 65-017-531 and 65-017-534. Said application requesting that the parcels be rezoned from R-1 and R-2 Residential to C-1 Commercial Highway. The exact location of said parcels is indicated in Exhibit "A", which is attached hereto and made a part of the within Ordinance; the precise portions of said parcels which are being changed to C-1 are specifically set forth in Exhibit "A"; and

WHEREAS, the Hopewell Township Planning Commission at their regularly scheduled monthly meeting held on October 13, 1987, recommended approval of said amendment; and

WHEREAS, a public hearing was held by the Hopewell Township Board of Commissioners on October 26, 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 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 October 26, 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-1 and R-2 Residential to C-1 Commercial Highway with reference to those parcels or parts of parcels of land being located at 3988 Brodhead Road, in the Township of Hopewell owned by Anthony and Frances Alam, and containing approximately 5.61 acres. An identification of the affected parcels, by tax parcel numbers is marked Exhibit "A" and is attached hereto and made a part hereof. The area of the Official Zoning Map being amended as aforesaid is marked Exhibit "B" and is attached hereto and made a part hereof.

Adopted this 22 day of December, 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:



President, Hopewell Township
Board of Commissioners

ATTEST:



Secretary

EXHIBIT "A"
PERIMETER DESCRIPTION OF TAX PARCEL NO. 65-17-534 AND
A PORTION OF TAX PARCEL NO. 65-17-531
TO BE REZONED FROM R-1 AND R-2 TO C-1

BEGINNING at a point on the southerly line of Tax Parcel No. 65-17-534; at the present limits of the C-1 Zoning District, said point also being located South 61°-00'-West, a distance of 250 feet, more or less from the westerly line of Brodhead Road; thence from said point of beginning continuing along said southerly line of said Tax Parcel South 61°-00'-West, a distance of 250 feet, more or less to a point at the northwest corner of Tax Parcel No. 65-17-531.001; thence along the dividing line between Tax Parcel Nos. 65-17-531.001 and 65-17-531 South 07°-20'-East, a distance of 130.00 feet to a point at the southeast corner of Tax Parcel No. 65-17-531; thence along the southerly line of Tax Parcel No. 65-17-531 South 61°-00'-West, a distance of 1,000.00 feet to a point at the southwest corner of Tax Parcel No. 65-17-531; thence along the westerly line of Tax Parcel Nos. 65-17-531 and 65-17-534 North 07°-20'-West, a distance of 218.75 feet to a point at the northwest corner of Tax Parcel No. 65-17-534; thence along the dividing line of Tax Parcel Nos. 65-17-534 and 65-17-535 North 61°-00'-East, a distance of 1,250.00 feet, more or less to a point at the present limits of the C-1 Zoning District; thence in and through Tax Parcel No. 65-17-534 and along the present limits of the C-1 Zoning District South 07°-20'-East, a distance of 88.75 feet to a point at the place of beginning.

EXHIBIT "A"
PERIMETER DESCRIPTION OF TAX PARCEL NO. 65-17-534 AND
A PORTION OF TAX PARCEL NO. 65-17-531
TO BE REZONED FROM R-1 AND R-2 TO C-1

BEGINNING at a point on the southerly line of Tax Parcel No. 65-17-534; at the present limits of the C-1 Zoning District, said point also being located South $61^{\circ}-00'$ -West, a distance of 250 feet, more or less from the westerly line of Brodhead Road; thence from said point of beginning continuing along said southerly line of said Tax Parcel South $61^{\circ}-00'$ -West, a distance of 250 feet, more or less to a point at the northwest corner of Tax Parcel No. 65-17-531.001; thence along the dividing line between Tax Parcel Nos. 65-17-531.001 and 65-17-531 South $07^{\circ}-20'$ -East, a distance of 130.00 feet to a point at the southeast corner of Tax Parcel No. 65-17-531; thence along the southerly line of Tax Parcel No. 65-17-531 South $61^{\circ}-00'$ -West, a distance of 1,000.00 feet to a point at the southwest corner of Tax Parcel No. 65-17-531; thence along the westerly line of Tax Parcel Nos. 65-17-531 and 65-17-534 North $07^{\circ}-20'$ -West, a distance of 218.75 feet to a point at the northwest corner of Tax Parcel No. 65-17-534; thence along the dividing line of Tax Parcel Nos. 65-17-534 and 65-17-535 North $61^{\circ}-00'$ -East, a distance of 1,250.00 feet, more or less to a point at the present limits of the C-1 Zoning District; thence in and through Tax Parcel No. 65-17-534 and along the present limits of the C-1 Zoning District South $07^{\circ}-20'$ -East, a distance of 88.75 feet to a point at the place of beginning.

OFFICIAL ZONING MAP



HOPEWELL TOWNSHIP
BEAVER COUNTY,
PENNSYLVANIA

APPROVED FOR
RECORDING
BY THE BOARD OF COMMISSIONERS
OF BEAVER COUNTY, PENNSYLVANIA
JUNE 30, 1977, AS AMENDED BY THE BOARD OF PLANNING
A PLANNING BOARD FROM THE DEPARTMENT OF COMMUNITY AFFAIRS
STATE OF PENNSYLVANIA

MADE, 1976
BEAVER,
PENNSYLVANIA
MICHAEL BAKER CORP., INC.
CONSULTING ENGINEERS AND PLANNERS

- 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

- RESTRICTIVE COMMERCIAL DISTRICT
- NEIGHBORHOOD SERVICE DISTRICT
- 100 YEAR FLOOD BOUNDARY

CERTIFICATION

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

ATTEST:

CHIEF OF THE BOARD OF COMMISSIONERS

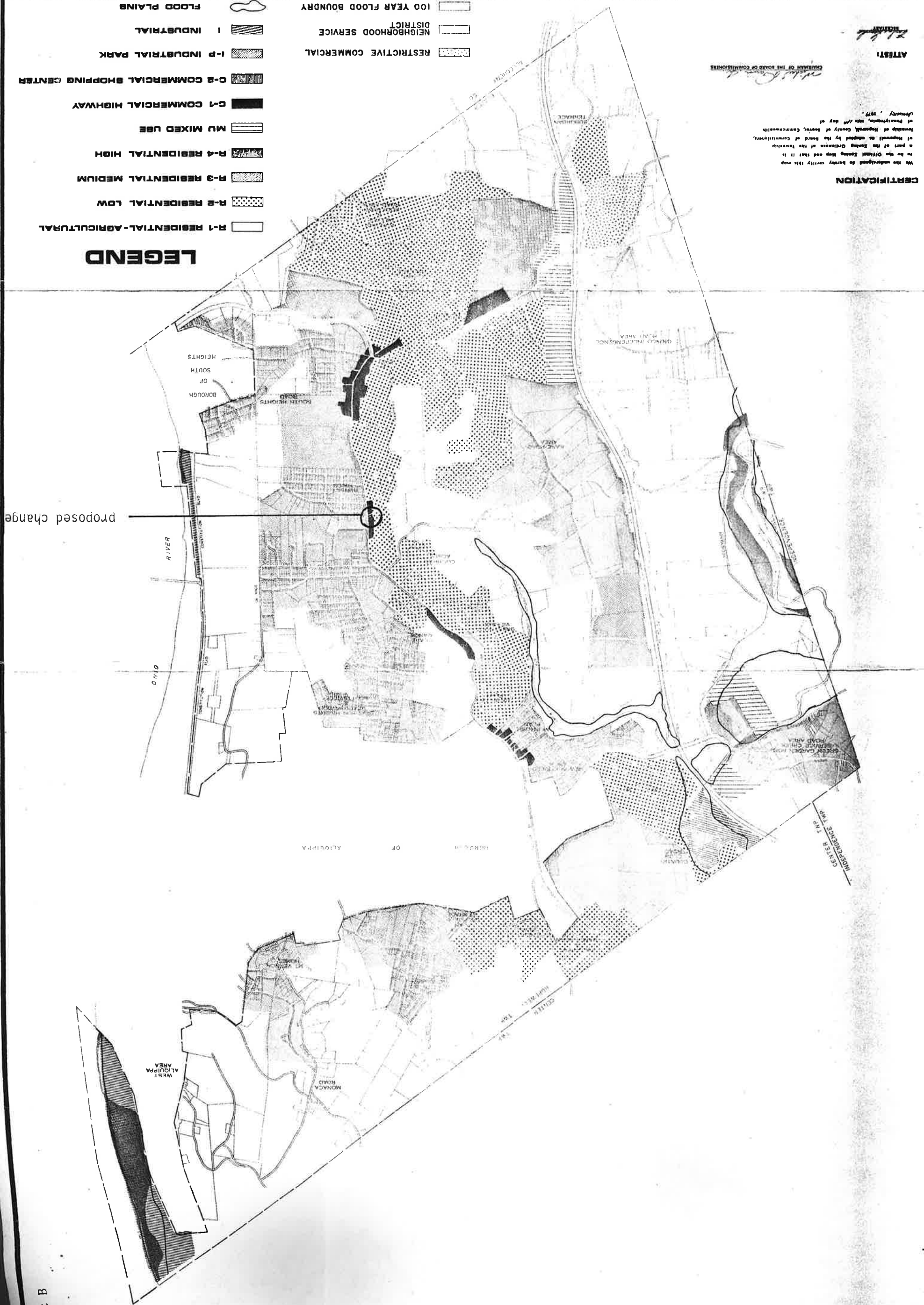
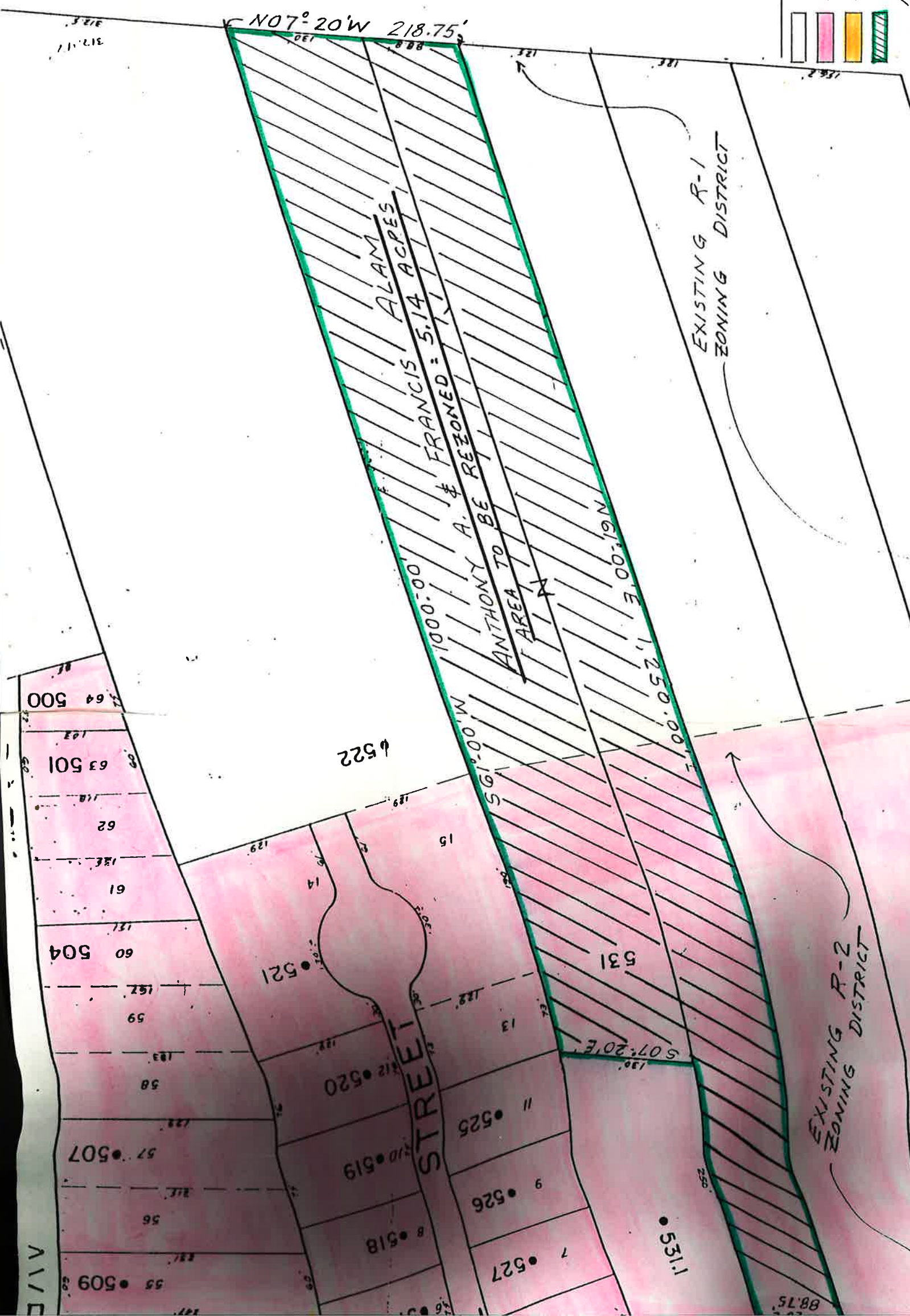


Exhibit B



LEGEND

- = R-1 ZONING
- = R-2 ZONING
- = C-1 ZONING
- = AREA TO BE REZONED TO C-1





- LEGEND
- [White box] = R-1 ZONING
 - [Pink box] = R-2 ZONING
 - [Yellow box] = C-1 ZONING
 - [Green hatched box] = AREA TO BE REZONED TO C-1

EXHIBIT "B"

SCALE: 1" = 100'

