

Ordinance 88-4

Zoning Map

ORDINANCE NO. 88-4, 1988

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 J. A. Vogel, M.D., and Gagelor, Inc., in connection with two (2) parcels of land consisting of approximately 2.045 and 1.1261 acres, respectively, and being located on Brodhead Road in the Township of Hopewell and titled in the names of J. A. Vogel, M.D., and Gagelor, Inc., and being tax parcels number 65-020-052 and 65-020-0501.001, respectively. Said applications requesting that the parcels be rezoned from R-2, Residential Low to C-1 Commercial Highway. The exact location of said parcels are indicated in Exhibits "A" and "B", which are attached hereto and made a part of the within Ordinance; the precise portion of said parcels which are being changed to C-1 are specifically set forth in Exhibits "A" and "B"; and

WHEREAS, the Hopewell Township Planning Commission at their regularly scheduled monthly meeting held on July 29, 1988, recommended approval of said amendment; and

WHEREAS, a public hearing was held by the Hopewell Township Board of Commissioners on August 29, 1988 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 August 29, 1988, 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, with reference to those parcels or parts of parcels of land being located on Brodhead Road, in the Township of Hopewell owned by J. A. Vogel, M.D., and containing approximately 2.045 acres; and Gagelor, Inc., and containing approximately 1.1261 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 3 day of October, 1988, 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



Tim Force, President
Hopewell Township Board of Commissioners

ATTEST:

Secretary

EXHIBIT "A"

PERIMETER DESCRIPTION OF
TAX PARCEL NO. 65-020-0501.001 AND
TAX PARCEL NO. 65-020-0502.000
TO BE REZONED FROM R-2 TO C-1

PART I (Tax Parcel No. 65-020-0501.001)

BEGINNING at a point on the easterly line of Broadhead Road, said point being the southwest corner of Tax Parcel No. 65-020-0501.001, as described in Deed Book Volume 1044, Page 735, and the northwest corner of Tax Parcel No. 65-020-0502.000; thence from said point along the dividing line of the aforementioned tax parcels South $82^{\circ}-37'-00''$ West, a distance of 530.73 feet to a point on the westerly line of Traffic Route (T.R.) 151; thence from said point extending along the westerly line of T.R. 151 by an arc of a circle curving to the right having a radius of 1,101.74 feet, an arc distance of 63.46 feet (the chord of said arc having a bearing of North $19^{\circ}-36'-00''$ West and a chord distance of 63.44 feet); thence from said point along the dividing line of Tax Parcel Nos. 65-020-0501.001 and 65-020-0502.000 the following courses and distances: North $62^{\circ}-57'-00''$ West, a distance of 129.11 feet; thence North $82^{\circ}-37'-00''$ West, a distance of 144.02 feet; thence North $40^{\circ}-19'-15''$ West, a distance of 107.50 feet to a point on the easterly line of Broadhead Road; thence from said point along the easterly line of Broadhead Road South $49^{\circ}-40'-45''$ West, a distance of 233.00 feet to a point at the place of beginning.

Containing 1.126148 acres.

This description has been prepared in accordance with the property description, as described in Deed Book Volume 1044, Page 735 and the plan of property submitted to the Township of Hopewell by Gagelor Inc., with application dated June 10, 1988, for amendment to the Hopewell Township Zoning Ordinance.

PART II (Tax Parcel No. 65-020-0502.000)

BEGINNING at a point in the centerline of Broadhead Road, a 50 foot right of way, said point being the northwest corner of Tax Parcel No. 65-020-0502.000 and the southwest corner of Tax Parcel No. 65-020-0501.001; thence along the dividing line of the aforementioned tax parcels South $83^{\circ}-30'-00''$ East, a distance of 582.61 feet to a point on the dividing line of Tax Parcel No. 65-020-0502.000 and Tax Parcel No. 65-020-0500.000; thence South $22^{\circ}-30'-00''$ West, a distance of 147.97 feet to a point on the northerly line of Line Avenue, a 30 foot right of way; thence along the northerly line of Line Avenue North $83^{\circ}-30'-00''$ West, a distance of 669.90 feet to a point in the centerline of Broadhead Road; thence along the centerline of Broadhead Road North $48^{\circ}-30'-00''$ East, a distance of 191.405 feet to a point at the place of beginning.

Containing 2.045 acres.

This description has been prepared in accordance with a Plan of Survey prepared by Robert W. Stevens, Jr., P.L.S. for Terry L. and Deborah F. Cunningham, dated October 23, 1986,

which accompanied the application submitted to the Township of Hopewell by J. A. Vogel, Jr., M.D., dated June 8, 1988, for amendment to the Hopewell Township Zoning Ordinance.

An excerpt of the Hopewell Township Tax Map 65-020, designated as Exhibit "B," attached hereto, demonstrates the properties herein described.

LEGAL ADVERTISING INVOICE

09/30/88 144.68

PROOF OF PUBLICATION

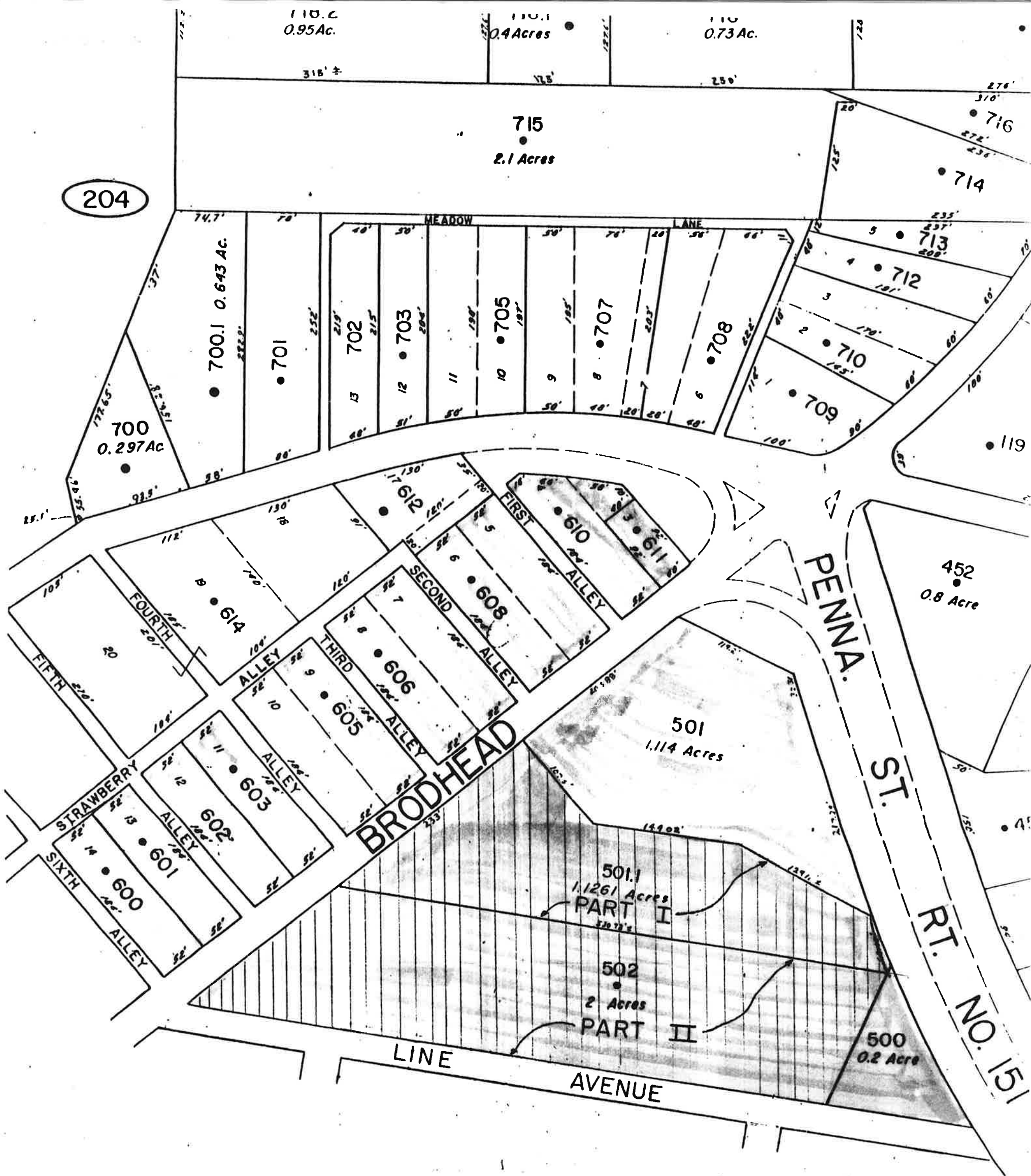
PROOF OF PUBLICATION

Member, Pennsylvania Association of Notaries

By

P.O. BOX 400

BEAVER PA 15009



LEGEND

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

EXHIBIT "B"

SCALE: 1"=100'