

Decline

Zoning

**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  
7/02/96

BEAVER NEWSPAPERS, INC.

By



STATE OF PENNSYLVANIA, }  
COUNTY OF BEAVER, } SS:

Before me, a Notary Public in and for such county and state,  
EDWIN S. METZGER, who being duly sworn according to

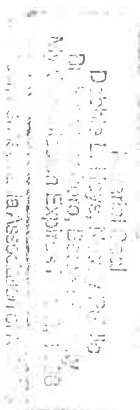
CONTROLLER of BEAVER NEWSPAPERS, INC. nor said corporation is interested in the subject matter of the attached that all of the allegations of the foregoing statement including those as to character of publication are true.

Sworn to and subscribed before me

this 8th day of AUGUST, 1996

Edwin S. Metzger

The costs of advertising and  
has been paid.



BEAVER

By

BEAVER COUNTY TIMES

P.O. BOX 400

ORDINANCE NO. 96-10, 1996

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, AMENDING THE  
OFFICIAL ZONING MAP OF HOPEWELL TOWNSHIP ZONING ORDINANCE  
NO. 95-2

WHEREAS, the Board of Commissioners of the Township of Hopewell did receive an application for an amendment to the Hopewell Township Zoning Ordinance from Byzantine, Inc. in connection with a parcel of land consisting of approximately .65 acres and being located on Gringo South Heights Road, in the Township of Hopewell and titled in the name of **Di Nunno** and bearing tax parcel number 65-20-451. Said application requesting that the parcel be rezoned from R-3, Residential Medium Density to C-1 Commercial Highway. The exact location of said parcel is indicated in Exhibit "A" and Exhibit "C", which are attached hereto and made a part of the within Ordinance; the precise portions of said parcel which is being changed to C-1 are specifically set forth in Exhibits "B" and ; and

WHEREAS, the Hopewell Township Planning Commission at their regularly scheduled monthly meeting held on 6-4, 1996, recommended approval of said amendment; and  
WHEREAS, a public hearing was held by the Hopewell Township Board of Commissioners on 6-3, 1996 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 Commissioner, and a review of the Stenographic record made of the public hearing on the Board of Commissioners of the Township of Hopewell hereby enact the following amendment:

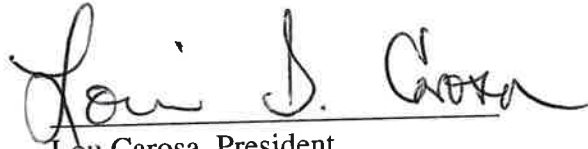
BE IT ENACTED AND THE SAME IS HEREBY ENACTED THAT:

1. The Official Zoning Map of the Township of Hopewell Zoning Ordinance is hereby amended to change R-3 Residential Medium to C-1 Commercial Highway, with reference to this parcel of land being located on Gringo-South Heights Road, in the Township of Hopewell owned by **Di Nunno**, and containing approximately .65 acres. An identification of the affected parcel, by tax parcel number 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 "B" and is attached hereto and made a part hereof.


Adopted this 9 day of JULY, 1996 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 HOPWELL

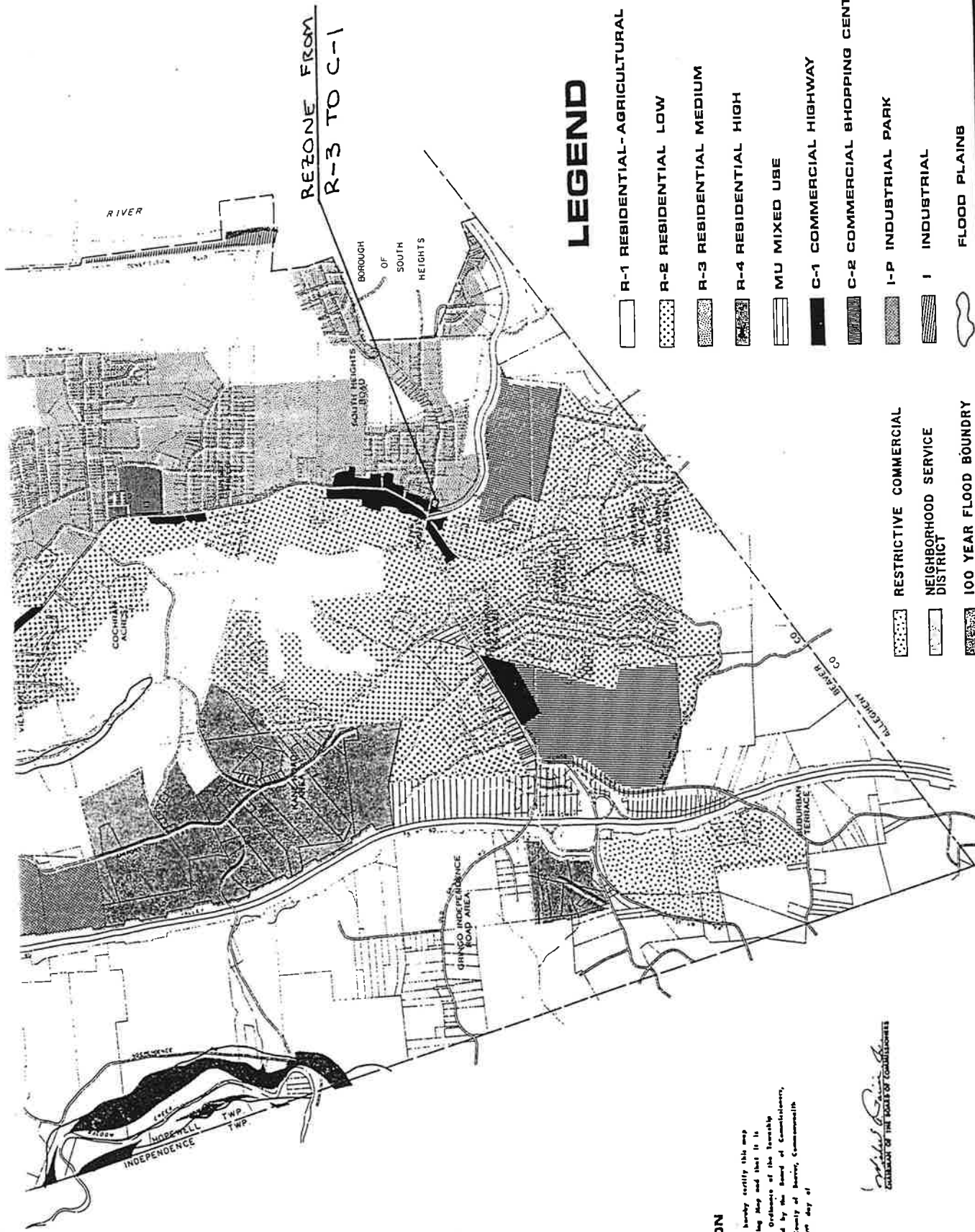


Lou Carosa, President  
Hopewell Township Board of Commissioners

ATTEST:



Patricia L. Yanessa Bates  
Manager-Secretary



# 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
- NEIGHBORHOOD SERVICE DISTRICT
- 100 YEAR FLOOD BOUNDARY

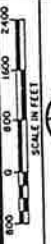
## CERTIFICATION

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.

*William G. ...*  
 CLERK OF THE BOARD OF COMMISSIONERS

ATTEST:

*Michael Baker J. ...*



**HOPEWELL TOWNSHIP**  
 BEAVER COUNTY, PENNSYLVANIA

THE PREPARATION OF THIS MAP WAS FINANCED BY STATE TOWNSHIP ASSISTANCE GRANTS FROM THE STATE OF PENNSYLVANIA AND FEDERAL ASSISTANCE FROM THE FEDERAL GOVERNMENT THROUGH THE PENNSYLVANIA DEPARTMENT OF COMMUNITY AFFAIRS.  
 DRAWN BY MICHAEL BAKER J. ...  
 2114 COMMERCIAL DRIVE, PITTSBURGH, PA. 15222

APPROVED FOR  
 MICHAEL BAKER J. ...  
 MAY, 1979

# OFFICIAL ZONING MAP

EXHIBIT "C"



N/F JOHN STEWART EVANS  
ZONE: C-1  
USE: OFFICE

BRODHEAD ROAD

N/F GOLDEN ARCHES LIMITED PARTNERSHIP  
ZONE: C-1  
USE: RESTAURANT

ZONE LINE

N/F MASON  
ZONE: R-3  
USE: RESIDENTIAL

N/F CHARLENE SOKAL, TRUSTEE  
ZONE: C-1  
USE: RETAIL

GRINGO SOUTH HEIGHTS ROAD

N/F BYZANTINE, INC.  
ZONE: C-1  
USE: OFFICE

N/F DI MUNNO  
PROP. ZONE: C-1  
EXIST. ZONE: R-3  
USE: RESIDENTIAL  
TAX MAP #65-20-451  
AREA: 0.65 Acres ±

N/F WOOLSEY  
N/F WOOLSEY  
ZONE: R-3  
USE: RESIDENTIAL

N/F ATLANTIC REFINING AND MARKETING  
ZONE: C-1  
USE: SERVICE STATION

S.R. 151

N/F UNIS  
ZONE: R-3  
USE: RESIDENTIAL

NOTE: THE PROPERTY BOUNDARY SHOWN HEREON WAS TAKEN FROM EXISTING RECORDS AND DOES NOT REFLECT A BOUNDARY SURVEY.



 **LENNON, SMITH, SOULERET ENGINEERING INC.**  
1838 BRODHEAD RD.  
ALQUIPPA, PA 15001  
PH: (412) 378-3000  
FAX: (412) 375-8850

DATE: 03/28/96  
DWG NAME: 02040801(6)  
SCALE: 1" = 100'

**REZONING EXHIBIT**  
For  
**BYZANTINE, INC.**  
Situate in  
Township Of Hopewell; Beaver County, PA.

EXHIBIT B  
PERIMETER DESCRIPTION OF TAX MAP PARCEL NO. 65-20-451  
TO BE  
REZONED FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL HIGHWAY)

All that certain parcel of land situated in Hopewell Township, Beaver County, Pennsylvania; and recorded in Deed Book Volume 1128, page 573 in the office of the Recorder of Deeds of Beaver County, Pennsylvania being more particularly described as follows:

BEGINNING at an iron pin on the southerly side of Gringo-South Heights Road and common with the northeasterly corner of lands now or formerly Byzantine, Inc. (DBV 1673, page 348, Tax Map Parcel No. 65-20-452), and the northwesterly corner of the above referenced parcel of land now or formerly Antoni<sup>o</sup> and Susan L. DiNunno (DBV 1128, page 573, Tax Map Parcel No. 65-20-451); thence along the northerly line of Tax Map Parcel No. 65-20-451 South 79°03'05" East, 87.87 feet to an iron pin common with the northwesterly corner of lands now or formerly Floyd and Betty Lois Woolsey (DBV 638, page 476, Tax Map Parcel No. 65-20-450); thence along the westerly line of said Tax Map Parcel No. 65-20-450, South 02°06'03" West, 204.33 feet to the southerly line of the above referenced Tax Map Parcel No. 65-20-451; thence along the said southerly line South 85°58'00" West, 48.60 to an iron pin common with the northeasterly corner of lands now or formerly Nicholas J. and Jennifer J. Unis (DBV 1407, page 291, Tax Map Parcel No. 65-20-453); thence continuing along the southerly line of the above referenced Tax Map Parcel No. 65-20-451, South 86°25'00" West, 135.00 feet to an iron pin common with the southeasterly corner of aforementioned Tax Map Parcel No. 65-20-452; thence along the easterly line of Tax Map Parcel No. 65-20-452 North 24°10'00" East, 255.09 feet to an iron pin at the POINT OF BEGINNING.

Containing 29,597 square feet or 0.679 acres.

This description has been prepared in accordance with a survey done by Lennon, Smith, Souleret Engineering, Inc. of Aliquippa, Pennsylvania on April 25, 1996.