

RESOLUTION NO. 64-103

WHEREAS, owing to special conditions in the following described premises, a literal enforcement of Section 504 of Article V of Ordinance No. 58-12, "Hopewell Township Subdivision Regulations of 1958", would result in unnecessary hardship; and

WHEREAS, the Hopewell Township Planning and Zoning Commission, at a regular meeting held May 5, 1964, did recommend for approval the variances hereinafter granted;

THE TOWNSHIP OF HOPEWELL HEREBY RESOLVES:

An exception is granted upon the following described premises of Genevieve McCartney McConnell and George H. McConnell, her husband, waiving the requirement of Section 504 of Article V of Ordinance No. 58-12 in the following particulars:

The subdivision of said premises into two tracts, one containing 0.55 acre and the other containing 0.46 acre, as shown on the survey prepared by Joseph Matzke, Registered Surveyor, dated April 14, 1964, which said survey is made a part hereof, IS APPROVED. The minimum side yard setback building line of ten feet as imposed by the Ordinance is waived to permit such subdivision. A variance is granted to permit the two story stone dwelling erected upon the tract containing 0.55 acre to encroach within six feet, more or less, of the line dividing the tract containing 0.55 acre and the tract containing 0.46 acre. A variance is granted to permit the outbuildings, consisting of a



garage and a shed, as identified in said survey prepared by Joseph Matzke, Registered Surveyor, erected upon the tract containing 0.46 acre to encroach within 2.5 feet, more or less of said line dividing the tract containing 0.55 acre and the tract containing 0.46 acre.

PROVIDED, nevertheless, in order to secure the public interest, no structure may hereafter be erected upon either of said tracts in variance of violation of the minimum building lines imposed by Section 504 of Article V or Ordinance No. 58-12 or by amendment thereto.

#### THE PREMISES

ALL that certain piece, parcel or tract of land lying and being situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at an iron pin, which point of beginning is the intersection of the center line of Maratta Road, a public highway 33 feet in width, and the dividing line between property now or formerly of David Paul Wilson and the property herein described, which point of beginning is also the southeastern corner of a larger tract described in that certain deed from John Walter Wilson, et al., to Robert H. McCartney and Elisabeth F. McCartney, husband and wife, dated December 6, 1962, and of record in the Office of the Recorder of Deeds in and for Beaver County,



Pennsylvania, in Deed Book Volume 408, page 419; thence from said point of beginning, along the aforesaid dividing line, South 61° 00' West, a distance of 248 feet to an iron pin; thence along lands now or formerly of Richard Rohde, North 29° 00' West, [heretofore incorrectly given as North 29° 26' West], a distance of 179.0 feet to an iron pin; thence along lands now or formerly of Ira C. Propst, North 61° 00' East, a distance of 248 feet to an iron pin; thence along the center line of Maratta Road, South 29° 00' East, [heretofore incorrectly given as South 29° 26' East], a distance of 97.80 feet to an iron pin, the place of beginning. Containing 1.01 acres as shown on a survey dated April 14, 1964, and prepared by Joseph Matzsis, Registered Surveyor.

ADOPTED this 11<sup>th</sup> day of May, 1964.

THE BOARD OF COMMISSIONERS  
OF HOPEWELL TOWNSHIP

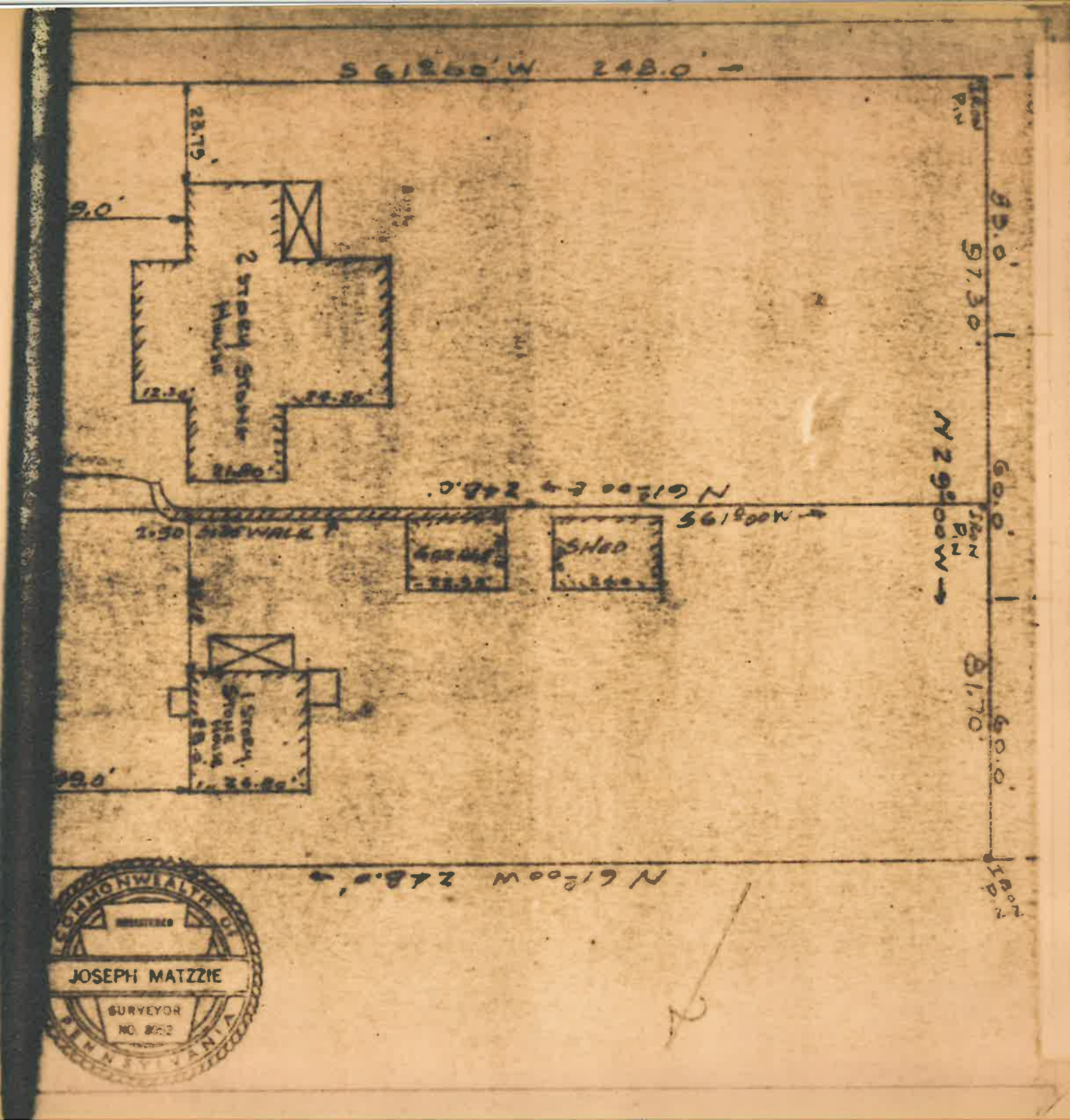
Paul Doughty  
Chairman

ATTEST:

Charlotte M. Bullington  
Secretary

(SEAL)





SURVEY SUBDIVISION  
 R. H. McCartney now  
 G. H. & G. McCartney McConnell  
 Parcel 65-013-1104  
 Situated in  
 Hopewell Twp., Beaver Co., Pa.

