

RESOLUTION NO. 73-103

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, APPROVING A SUBDIVISION OF A PARCEL OF LAND OWNED BY HELEN C. POLLACK AND GRANTING VARIANCE WITH RESPECT THERETO FROM THE HOPEWELL TOWNSHIP SUBDIVISION REGULATIONS OF 1958.

WHEREAS, the Board of Commissioners of the Township of Hopewell has been requested to approve a subdivision of a parcel of land owned by Helen C. Pollack; and

WHEREAS, as a condition precedent to such approval, the said Helen C. Pollack has requested a variance from the design standards of the Hopewell Subdivision Regulations of 1958, the nature of which is summarized as follows:

The developer owns a 3.33-acre tract of land fronting Green Garden Road. By reason of the construction of the Beaver Valley Expressway, the developer's access to Green Garden Road was appropriated and foreclosed. The tract of land is bounded on the South by Mill Street Extension, a 22-foot public road. The developer does not own all the land fronting the northerly line of Mill Street Extension and, thus, is unable to enlarge said public road to the 40-foot minimum width requirement established by Article V of the Subdivision Regulations.

WHEREAS, the Hopewell Township Planning Commission has recommended that a variance be granted from the design standards of the Subdivision Regulations to permit approval of said Subdivision;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Township of Hopewell, a municipal corporation under The First Class Township Code situate in the County of Beaver and Commonwealth of Pennsylvania, and IT IS HEREBY RESOLVED:

1. THAT pursuant to the authority contained in Article IV of the Hopewell Township Subdivision Regulations of 1958, variance as hereinafter specified is hereby granted to Helen C. Pollack to permit the subdivision of her real estate as shown on a plat bearing date of September 25, 1972 and prepared by Leon A. Newman, R.S.; said plat, a copy of which is attached hereto, is by reference made a part hereof.

2. THAT the variance herein granted shall modify the design requirements of Article V of the Hopewell Township Subdivision Regulations of 1958 as follows:

The 40-foot minimum right of way required of minor and marginal access streets serving the subject development is hereby reduced to the existing right of way width of Mill Street Extension, to-wit 22 feet.

3. THAT the following conditions are hereby imposed upon the variance hereinabove granted:

- (a) No further subdivision of the land shown in the plat of subdivision shall be made beyond the two lots described therein, except in conformity with the land subdivision regulations then prevailing;
- (b) said developer shall dedicate, by deed or express reference upon said plat of subdivision, a right of way in, over and under the 9-foot right of way abutting the existing northerly line of Mill Street Extension, as shown in the plat of subdivision for highway and other public purposes including, without limitation, electric, gas and water transmission lines and storm and sanitary sewer lines and appurtenances.

ADOPTED this 12<sup>th</sup> day of March 1973.

TOWNSHIP OF HOPEWELL

(SEAL)

by *D. Ray Miller*  
President of the Board  
of Commissioners

ATTEST:

*Charlotte M. Buffington*  
Secretary