

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO 155

AN ORDINANCE

OF THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA, BY AUTHORITY OF AND PURSUANT TO THE PROVISIONS OF ARTICLES VI THROUGH X OF ACT NO. 247, AS AMENDED, OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, APPROVED JULY 31, 1968, KNOWN AS, AND CITED AS THE "PENNSYLVANIA MUNICIPALITIES PLANNING CODE"; AND ANY AMENDMENTS AND SUPPLEMENTS THERETO, AMENDING ORDINANCE NO. 153, ADOPTED BY THE BOARD OF SUPERVISORS OF WASHINGTON TOWNSHIP ON APRIL 2ND, 2001, AND KNOWN AS THE WASHINGTON TOWNSHIP ZONING ORDINANCE.

WHEREAS, the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, adopted on April 2, 2001, Washington Township Ordinance No. 153, known as the Washington Township Zoning Ordinance and thereafter as amended; and

WHEREAS, the Board of Supervisors of Washington Township deems it to be in the interest and welfare of the residents of the Township to amend the Washington Township Zoning Ordinance by altering the Washington Township Zoning Map as described below and as shown on the attached map.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, that the Zoning Map of the Township adopted pursuant to Ordinance No. 153, known as the Washington Township Zoning Ordinance, be revised and Ordinance No. 153 is hereby amended as follows:

SECTION 1. An approximately 7.97 acres of land owned by Donald E. Zody, Alfred and Sandra DePaolo, Paul Spangler, Daniel Long, Richard Izer, Douglas E. Zody, Kristin A. Zody, and Harry T. Statler, located on the west side of Wharf Road and the north side of Buchanan Trail East, with street addresses of 11737, 11801, 11861 Wharf Road, and 4395, 4475, and 4493 Buchanan Trail East, Waynesboro, Pennsylvania, as more fully described herein, and as set forth on the Zoning Map, (Exhibit A) shall be rezoned from Low Density Residential (R-1) and Medium Density Residential (R-2) to Commercial (C):

1.1 Donald E. Zody, 11737 Wharf Road

BEGINNING at a point in the center line of Wharf Road, thence along Wharf Road south 40 degrees, 12 minutes west, 464.50 feet to a point, thence by now or formerly James Nemzek north 71 degrees, 55 minutes west 323.83 feet to a point, thence by the residue north 40 degrees 12 minutes east 676.66 feet to a point, thence south 46 degrees 52 minutes east 48.32 feet to a point, thence south 38 degrees 37 minutes west 75 feet to a point, thence south 46 degrees 52 minutes east 250 feet to the place of beginning. Containing 3.756 acres.

1.2 Alfred and Sandra DePaolo, 11801 Wharf Road

BEGINNING at an existing railroad spike in the centerline of Legislative Route No. 28029 (Wharf Road), a corner of lands now or formerly of Edwin D. Zody; thence with centerlines south 34 degrees 21 minutes 39 seconds west 125 feet to a railroad spike; thence by other lands of the within Grantors (Lot No. 1) north 61 degrees 36 minutes 32 seconds west 323.09 feet to an iron pin at lands now or formerly of Edwin D. Zody; thence by the same north 17 degrees 26 minutes 39 seconds east 57.63 feet to an existing post; thence by the same south 72 degrees 39 minutes 14 seconds 353.58 feet to an existing railroad spike in the centerline of said Legislative Route No. 28029 (Wharf Road), the place of beginning. Containing .6950 acres according to a survey by Byers & Runyon dated May 1979.

1.3 Paul E. Spangler, 11861 Wharf Road

BEGINNING at a spike in the center of Pennsylvania Route 316; thence by Tract 1-A, north 71 degrees 36 minutes west 258.5 feet to an iron pin; thence by lands now or formerly of E. D. Zody north 18 degrees east 283.2 feet to an iron pin; thence by the same, south 71 degrees 55 minutes east 353.7 feet to the center of Pennsylvania Route 316; thence with the center of said Route south 35 degrees 15 minutes west 295.5 feet to the place of beginning. Containing 2.076 acres more or less and being Tract 1-B as per survey of John H. McClellan, dated May 22, 1962, revised June 17, 1965.

1.4 Richard E. and Annabelle L. Izer, 4493 Buchanan Trail East

BEGINNING at an iron pin in the center of intersection of Pennsylvania Route 16 with Legislative Route 28029 leading to Pennsylvania Route 316; thence with the center of Pennsylvania Route 16 north 71 degrees 36 minutes west 224.1 feet to an iron pin; thence by lands of E. D. Zody north 18 degrees east 156.8 feet to an iron pin; thence with other lands of Helen B. Spangler et al south 71 degrees 36 minutes east 264.7 feet to a point in the center of said Legislative Route; thence with the center of said Legislative Route south 35 degrees 15 minutes west 164.4 feet to the place of beginning. Containing .757 acres and being Tract 1-A per survey of John H. McClellan dated May 22, 1962, revised June 17, 1965, plus tract containing 5,170 square feet as per survey of John H. McClellan dated January 11, 1971.

1.5 Douglas E. Zody, 4475 Buchanan Trail East

BEGINNING at an iron pin in the center of Pennsylvania Route 16; thence with lands of Richard Izer north 18 degrees 00 minutes 00 seconds east 214.06 feet to a point; thence north 72 degrees 05 minutes 01 seconds west 20 feet to a point; thence along lands now or formerly of Donald Zody south 18 degrees 00 minutes 00 seconds west 214.06 to a point in Pennsylvania Route 16; thence in said Route 16 south 72 degrees 05 minutes 01 seconds east to the point of beginning, containing .098 acres per a survey of Dennis E. Kauffman dated June 7, 1990.

1.6 Donald E. Zody, 11737 Wharf Road

BEGINNING at an iron pin in Pennsylvania Route 16, thence with lands of Douglas Zody north 18 degrees 00 minutes 00 seconds east 214.06 feet to a point; thence continuing along lands of Donald Zody north 72 degrees 05 minutes 01 seconds west 35.51 feet to a point; thence along lands now or formerly of Harry Statler south 28 degrees 28 minutes 00 seconds west 214.06 feet to a set pipe at edge of Pennsylvania Route 16; thence continuing 25.01 feet to a point in or near the centerline of Pennsylvania Route 16; thence with the centerline of Pennsylvania Route 16 south 72 degrees 05 minutes 01 seconds east 36.84 feet to the point of beginning, containing .177 acre.

1.7 Harry T. and Mary L. Statler, 4395 Buchanan Trail East

BEGINNING at a pint in or near the centerline of Pennsylvania Route 16; thence north 27 degrees 09 minutes 29 seconds east 25 feet to a set pipe at the southwest corner of Tract No. 2, as shown on the subdivision plan hereinafter referred to; thence continuing with Tract No. 2 north 27 degrees 09 minutes 29 seconds east 55.85 feet to a set pipe between lots Nos. 1 and 2; thence continuing north 27 degrees 37 minutes 41 seconds East 14.81 feet to a set pipe between Tract No. 1 and Parcel A; thence north 37 degrees 37 minutes 41 seconds east 148.79 feet to a set pipe at lands now or formerly of Anna M. Zody; thence with lands of Zody south 68.00 feet to an existing pipe; thence continuing with lands now or formerly known as Zody south 28 degrees 00 minutes 00 seconds west 214.06 feet to a set pipe at edge of Pennsylvania Route 16; thence continuing through Pennsylvania Route 16 south 28 degrees 00 minutes 00 seconds west 25.01 feet to a point in or near the centerline of Pennsylvania Route 16; thence with the centerline of Pennsylvania Route 16 north 63 degrees 35 minutes 40 seconds west 86.40 feet to appoint at corner of parcel B, as shown on the subdivision plan hereinafter referred to, at the place of beginning; being Tract No. 2 and Parcel A. as shown on a subdivision plan of R. Lee Royer Associates, dated September 1983, prepared for Robert S. & Ortrud E. Scott, a copy of said plan showing municipal approvals thereon is recorded herewith. Containing .42 acres.

SECTION 2. An approximately 27.64 acre tract of land owned by Bruce and Warren LP, located on the east side of Wayne Highway (SR0016) with addresses of 11084, 11170, and 11984 Wayne Highway, Waynesboro, Pennsylvania, as more fully described herein, and as set forth on the Zoning Map, (Exhibit B) shall be rezoned from Industrial (I) to Commercial (C):

BEGINNING at a spike set in the westerly edge of Pennsylvania Route 316 at a corner common to the tract herein conveyed and other lands of the grantor herein; thence by said other lands of the grantor and with the westerly edge of said road north 25 degrees 53 minutes 20 seconds west 1,139.87 feet to a spike; thence by the same, north 29 degrees 38 minutes 38 seconds west, 386.53 feet to a spike; thence across said road and also across an existing 15 foot right-of-way and partly by lands now or formerly of Floyd Rock, north 21 degrees 40 minutes 00 seconds East, 410 feet to a set iron pin at lands now or formerly of L. M. Barlup; thence by said lands of Barlup and by lands of Tasco, Inc., south 54 degrees 30 minutes 00 seconds east, 1,787.70 feet to a set iron pin at post; thence by said lands of Tasco, Inc. and by lands of Freeman Shoe Company, south 52 degrees 34 minutes 29 seconds west, 1,152.00 feet to a spike set in the westerly edge of Pennsylvania Route 316 at the place of beginning. Containing 27.66 acres, more or less, as more fully shown on the survey prepared by R. Lee Royer, dated December 1979.

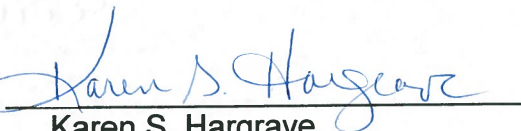
SECTION 3. In all other respects, the provision of Ordinance No. 153, as amended, and the Washington Township Zoning Map, as amended, shall remain in full force and effect.

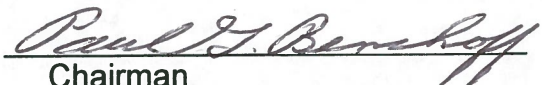
SECTION 4. This ordinance shall take effect five (5) days after its enactment.

DULY ENACTED AND ORDAINED this 21st day of January 2002, by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

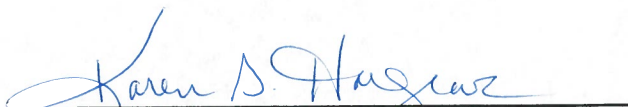
WASHINGTON TOWNSHIP BOARD OF SUPERVISORS

ATTEST:

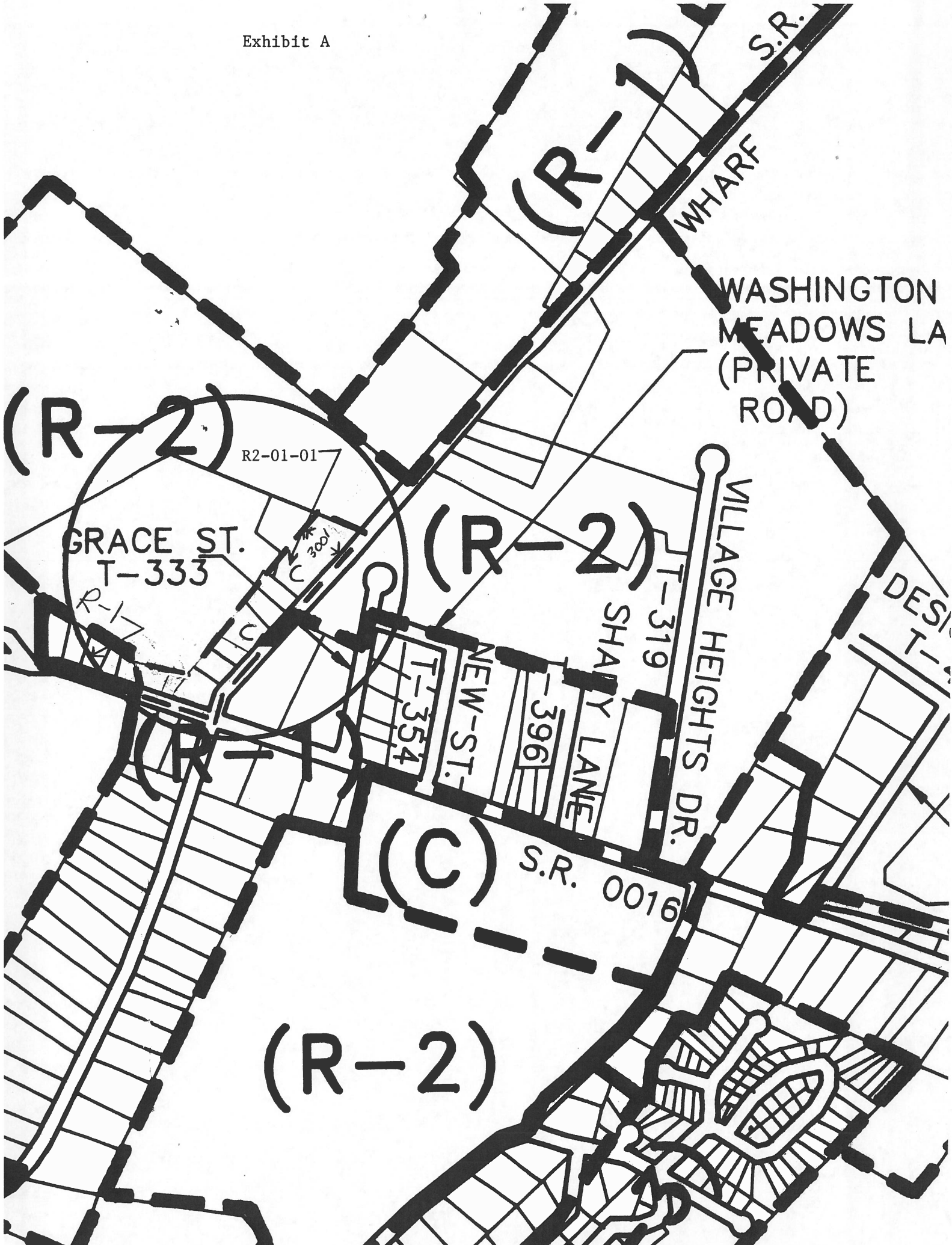
BY 
Karen S. Hargrave
Secretary

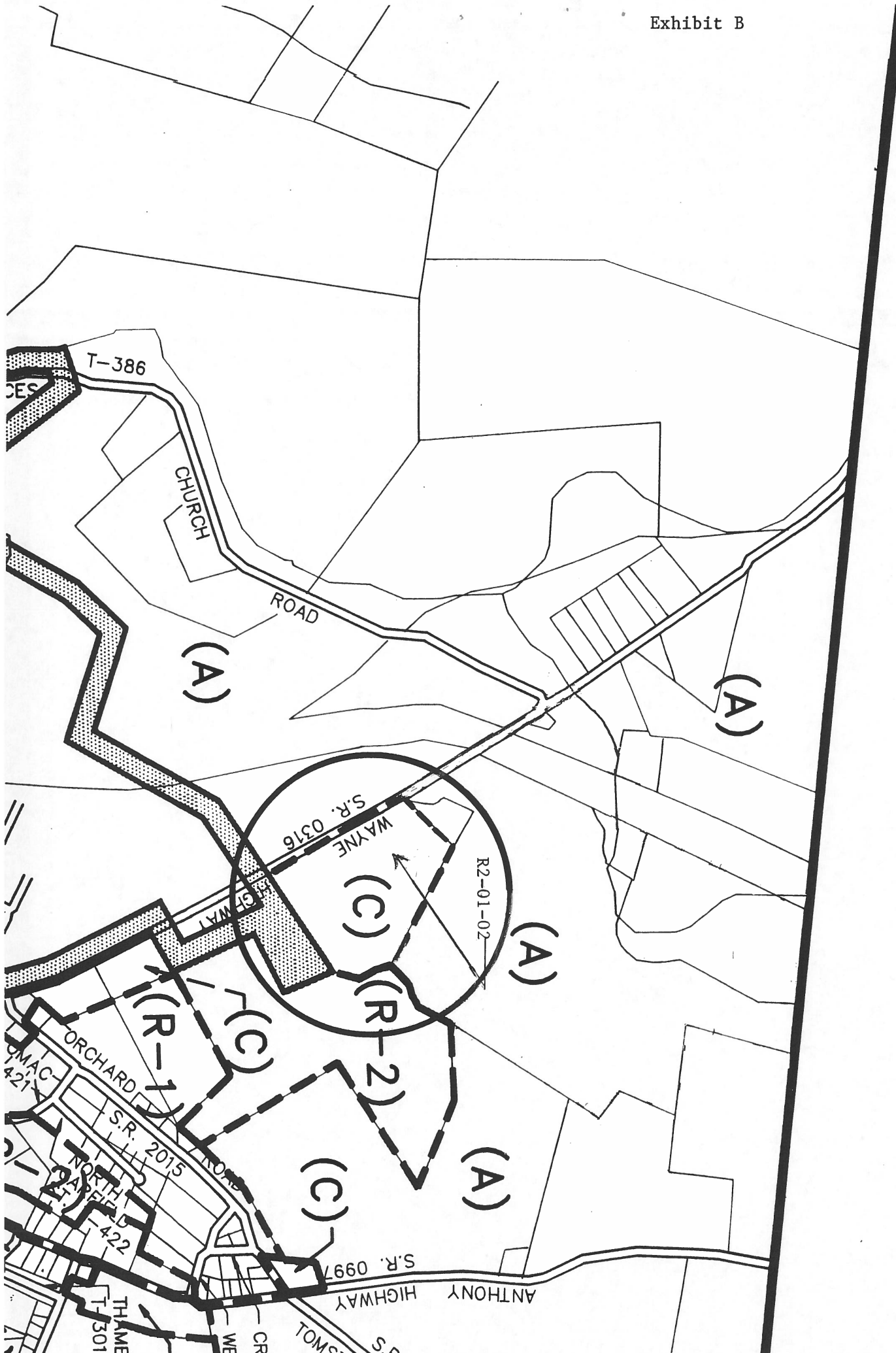
BY 
Chairman

I, Karen S. Hargrave, Secretary of the Board of Supervisors, Washington Township, Franklin County, Pennsylvania, do certify that the foregoing is a true and correct copy of an Ordinance adopted at a regular meeting of the Washington Township Supervisors held January 21, 2002, in regular session duly assembled.


Karen S. Hargrave, Secretary

DATE: JANUARY 21, 2002





012

