

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 160

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 and text 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 and zoning text 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 3.395-acre area of land owned by Franklin & Susan Shockey, Ronald L. Martz, Ira F. and Patricia Kump, Daniel F. Shockey, Lester L. & Elsie J. Shockey, Elmer A. Shockey, and Donald T. & Daisy L. Forrest, Jr., located on the northwest side of Blue Ridge Avenue, with street addresses of 13419, 13447, 13454, 13461, 13479, 13493, 13539, and 13561 Blue Ridge Avenue, Blue Ridge Summit, 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) to Commercial (C):

1.1 Franklin & Susan Shockey, 13419 Blue Ridge Avenue

Bounded on the southwest by lands now or formerly of Ronald Martz, on the northwest by the Old C&G Trolley right-of-way and lands now or formerly of Stanley Tracey, on the northeast and the southeast by Blue Ridge Avenue. Being Tax Parcel 23Q20K-31.

1.2 Ronald Martz, 13447 Blue Ridge Avenue

Beginning at a point on the Northwesterly edge of TR No. 398, ordained as Blue Ridge Avenue by the Supervisors of Washington Township, said road being also known as Harbaugh Road, said point marking the Easternmost terminus of the line dividing the tract herein conveyed from other lands of the within grantor; thence by lands of the within grantor and lands intended to be conveyed to Robert Gary Orner and wife, in a Northwesterly direction, a distance of 160 feet to a point; thence by the electric right of way of Potomac Edison Co. (South Penn Power Co.) in a Northeasterly direction, a distance of 132 feet to a point; thence by other lands of Shockey in a Southeasterly direction, a distance of 160 feet to a point on the Northwesterly edge of said TR No. 398; thence by the same, south 45 degrees 30 minutes west 132 feet to a point, the place of beginning.

1.3 Ira F. & Patricia J. Kump, 13479 Blue Ridge Avenue

Beginning at a planted iron pin on the right-of-way of the Western Maryland Railway Company and running thence north 31 degrees west 10.2 perches to an iron pin on right-of-way Trolley track; thence north 54 degrees east 6.06 perches; thence with land now or formerly of Audra E. Shockey south 31 degrees east 10.2 perches to a railroad right-of-way; thence with said right-of-way south 54 degrees west 6.06 perches to the place of beginning. Containing 67 square perches of land, more or less and being tax parcel 23Q20K-33.

Beginning at a point on the northwesterly edge of TR No. 398, ordained as Blue Ridge Avenue by the Supervisors of Washington Township, said road being also known as Harbaugh Road, said point marking the easternmost terminus of the line dividing the tract herein conveyed and land now or formerly of Lester Martz; thence by lands now or formerly of Lester Martz in a northwesterly direction a distance of 155 feet to a point; thence by the electric right-of-way of Potomac Edison Company (South Penn Power Company) in a northeasterly direction a distance of 99 feet to a point; thence in a southeasterly direction a distance of 75 feet to a point; thence by lands now or formerly of Christian D. Shockey and wife in a southeasterly direction a distance of 69 feet more or less to a point; thence by the same in a southeasterly direction a distance of 75 feet more or less to a point on the northwesterly edge of said TR No. 398; thence by the same South 45 degrees 30 minutes West 30 feet to a point, the place of beginning. Being tax parcel 23Q20K-35.

1.4 Daniel Shockey, 13461 Blue Ridge Avenue

Tract No. 1: Beginning at a set railroad spike at the southernmost corner of the tract herein quitclaimed in Blue Ridge Avenue; thence through a set rebar and cap on line and with Parcel A (lands of Grantor herein), north 41 degrees 00 minutes 00 seconds west 169.14 feet to a set rebar and cap; thence with Parcel F, north 47 degrees 35 minutes 29 seconds east 24.94 feet to a set rebar and cap thence with lands of Gantee herein, south 42 degrees 12 minutes 53 seconds east 169.04 feet to a set railroad spike in Blue Ridge Avenue; thence continuing in Blue Ridge Avenue (T-398), south 47 degrees 30 minutes 00 seconds west 28.53 feet to a set railroad spike, the place of beginning. Containing 4,520 square feet and being identified as Parcel "C" in that survey of land as prepared by Dennis E. Kauffman Surveying, dated September 2, 1997. Being a part of Tax Parcel 23Q20K-34.

Tract No. 2: Beginning at set rebar and cap at the easternmost corner of the tract herein quitclaimed; thence with Parcel D (lands of the Grantee herein), south 47 degrees 29 minutes 00 seconds west 81.74 feet to a found concrete monument; thence by the same, south 47 degrees 35 minutes 29 seconds west 21.22 feet to a set rebar and cap; thence with Parcel C (Tract No. 1 above), south 47 degrees 35 minutes 29 seconds west 24.94 feet to a set rebar and cap; thence with lands now or formerly of University Warehouse Corporation, north 47 degrees 27 minutes 40 seconds east 127.27 feet to a set rebar and cap; thence south 42 degrees 12 minutes 52 seconds east 30.24 feet to a set rebar and cap, the place of beginning. Containing 3,852 square feet and being identified as Parcel F in that survey of land as prepared by Dennis E. Kauffman Surveying, dated September 2, 1997. Being a part of Tax Parcel 23Q20K-34.

Unnumbered Tract: Beginning at a planted iron pin on the northwest side of the Western Maryland railroad; running thence 31 degrees west 10.2 perches to an iron pin on the boundary line now or formerly of the C.G.W. railway right-of-way; thence with said boundary line, north 54 degrees east 6.24 perches to an iron pin; thence with lands now or formerly of Christian D. Shockey and Audra E. Shockey, his wife, south 31 degrees east 10.2 perches to an iron pin on the boundary line now or formerly of Western Maryland Railway; thence with said boundary line, south 54 degrees west 6.24 perches to the place of beginning. Containing 63 square perches of land, more or less. Being a part of Tax Parcel 23Q20K-34.

1.5 Elmer A. Shockey, Sr., 13493 Blue Ridge Avenue

Beginning at a set rebar and cap at the southernmost corner of the tract herein quitclaimed at the westernmost corner of lands of Grantee herein; thence with Parcel G, north 37 degrees 28 minutes 00 seconds west 29.88 feet to a set rebar and cap; thence with lands of University Warehouse Corporation, north 47 degrees 27 minutes 40 seconds east 146.17 feet to a set rebar and cap; thence with Parcel F, south 41 degrees 00 minutes 00 seconds east 30.11 feet to a set rebar and cap; thence with Parcel A (lands of Grantee), south 47 degrees 35 minutes 29 seconds west 148.00 feet to a set rebar and cap, the place of beginning. Containing 4,402 square feet and being identified as Parcel "E" in that survey of land as prepared by Dennis E. Kauffman Surveying, dated September 2, 1997, and recorded October 14, 1997, in Franklin County Plat Book 288G, Page 548. Being Tax Parcel 23Q20K-36A.

1.6 Lester & Elise Shockey, 13539 Blue Ridge Avenue

Tract No. 1: Beginning at a set rebar and cap at the easternmost corner of the tract herein quitclaimed; thence with lands of Grantee, south 47 degrees 12 minutes 18 seconds west 63.73 feet to a found rebar; thence north 03 degrees 55 minutes 16 seconds east 43.62 feet to a found rebar; thence with lands of University Warehouse Corporation, north 47 degrees 27 minutes 40 seconds east 34.76 feet to a set rebar and cap; thence with Parcel E, south 37 degrees 28 minutes 00 seconds east 29.88 feet to a set rebar and cap, the place of beginning. Containing 1,470 square feet and being identified as Parcel "G" in that survey of land as prepared by Dennis E. Kauffman Surveying, dated September 2, 1997, and recorded

October 14, 1997, in Franklin County Plat Book 288G, Page 548. Being part of Tax Parcel 23Q20K-36.

Tract No. 2: Beginning at a 48" diameter white oak tree at the westernmost corner of the tract herein quitclaimed; thence with lands of University Warehouse Corporation, north 87 degrees 37 minutes 56 seconds east 48.81 feet to a found concrete monument; thence south 47 degrees 20 minutes 53 seconds west 44.32 feet to a found concrete monument; thence with lands now or formerly of Donald T. Forrest, north 29 degrees 59 minutes 31 seconds west 32.35 feet to a 48" diameter white oak tree, the place of beginning. Containing 699 square feet and being identified as Parcel "B" in that survey of land as prepared by Dennis E. Kauffman Surveying, dated September 2, 1997, and recorded October 14, 1997 in Franklin County Plat Book 288G, Page 548. Being part of Tax Parcel 23Q20K-36.

Beginning at an iron pin on the northern side of Blue Ridge Avenue (Township Route 390) 33 feet wide; thence by lands now or formerly of Richard H. Dewees, North 29 degrees 41 minutes West 150.67 feet to a concrete marker; thence by the old CG&W Trolley right-of-way, North 47 degrees 30 minutes East 150 feet to an iron pin; thence by lands now or formerly of Elmer C. Shockey, South 37 degrees 28 minutes East 148 feet to an iron pin; thence to an iron pin on the northern edge of Blue Ridge Avenue; thence with the northern edge of Blue Ridge Avenue, South 47 degrees 32 minutes West 170 feet to the place of beginning. Containing .541 acres as per survey of John H. McClellan, dated March 10, 1972. Being part of Tax parcel 23Q20K-36.

1.7 Donald T. Forrest, Jr., 13561 Blue Ridge Avenue

Tract I: Beginning for the outlines of the same at a corner erected on the line now or formerly of John Dysert's land lying on the north side of the Baltimore and Harrisburg Division of the Western Maryland Railway Company and running thence with said Dysert's land north 24 degrees west 245 feet; thence with lands now or formerly of Hood, Snively and others north 88 ½ degrees west 70 feet; thence with lands now or formerly of Henry Fitz south 24 ½ degrees east 293 ½ feet to the aforesaid Baltimore and Harrisburg Division right-of-way; thence with said Railway right-of-way north 51 degrees east 70 feet to the place of beginning, containing 69 square perches of land, more or less. Saving and excepting therefrom a strip or tract of land 10 feet wide along said Railway right-of-way to be kept open for the public use, and a right-of-way 30 feet wide for the use of the Chambersburg, Greencastle and Waynesboro Trolley Company. Being part of Tax Parcels 23Q20K-37 and 23Q20P-29A.

Tract II: Beginning at a point on the north side of a private road leading from Highfield Station to Monterey Avenue, said point being also the southwest corner of Tract I and the southeast corner of the parcel hereby conveyed, and running thence on a common boundary line between lands now or formerly of Stanley Gearhart and Tract I north 19 ½ degrees west 174.24 feet to the southern boundary line of the former Chambersburg, Greencastle and Waynesboro Street railway; thence with same south 55 degrees west 36 feet to a point; thence with other lands now or formerly of Stanley Gearhart south 19 ½ degrees east 174.24 feet to a point on the northern boundary line of said private road; thence with the northern boundary of the private road north 54 degrees east 36 feet to place of beginning. Being part of Tax parcels 23Q20K-37 and 23Q20P-29A.

SECTION 2. THE FOLLOWING CHANGES SHALL BE MADE TO THE Washington Township Zoning Ordinance, Section XVI - Industrial District:

Change 1601.13 - add after stones: "concrete".

Change 1603.2 - change building height to "Building Height Maximum".

SECTION 3. In all other respects, the provisions 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 October 2002, by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

**WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:

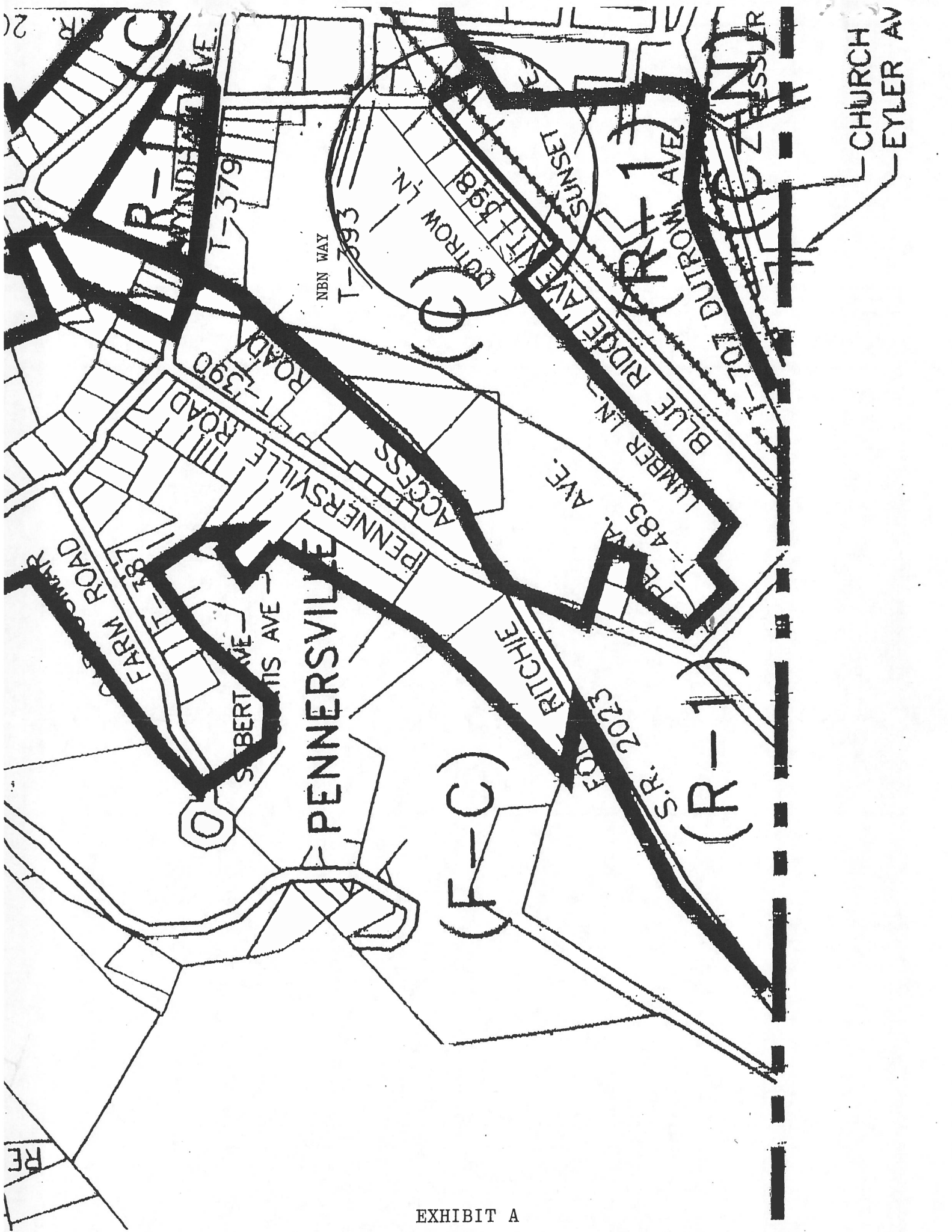
BY *Karen S. Hargrave*
Karen S. Hargrave, Secretary

BY *Paul G. Benchoff*
Paul G. Benchoff, Chairman

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

Karen S. Hargrave
Karen S. Hargrave, Secretary





RE

20

EXHIBIT A

