

**TOWNSHIP OF WASHINGTON  
FRANKLIN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 166**

**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 2<sup>ND</sup>, 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 adopted pursuant to Ordinance No. 153, known as the Washington Township Zoning Ordinance, be revised and Ordinance No. 153 is hereby amended as follows:

**ARTICLE 1.** C. David and Barbara J. Layman, property located at 12616 Old Forge Road, 12707 Old Forge Road, and 12709 Old Forge Road. The zoning shall be changed from Agricultural (A) to Low Density Residential (R-1), Medium Density Residential (R-2), and Commercial (C) and from R-1 to R-2 for an approximately 170-acre area tract of land owned by C. David and Barbara J. Layman. The properties to be changed and the zoning changes are described below:

**Section 1.** To be changed to R-1: BEGINNING for the same at a black oak tree; thence by land now or formerly of John Frantz North 46  $\frac{3}{4}$  degrees West 67 perches to a stone; thence North 47  $\frac{1}{2}$  degrees West 12 perches to a stone: thence 47  $\frac{1}{2}$  degrees east 34.2 perches; thence North 47  $\frac{3}{4}$  degrees East 65 perches to a white

oak; thence South 49 ½ degrees East 41.2 perches to a post; thence South 61 ¾ degrees East 43.7 perches to a post; thence South 67 ½ degrees East 48.4 perches to a stone; thence North 36 degrees East 9.8 perches to a stone; thence South 73 ¼ degrees East 1.7 perches to a stone; thence by lands now or formerly of William D. Leight Estate and Annie Leight South 35 degrees West 68.8 perches to a stone; thence by land now or formerly of D. Maurice Wertz South 60 ¾ degrees West 24.5 perches to an oak stump; thence South 28 ¾ degrees West 26.4 perches to a post; thence North 72 ½ degrees West 72.3 perches to the place of beginning, CONTAINING 88 acres and 10 perches.

**Section 2.** To be changed to R-1: BEGINNING at a steel pin set on line of other land now or formerly of C. David Layman (one of the Grantees herein), and at corner of other land now or formerly of the Grantor, Knouse Fruitlands, Inc.; thence by said other land now or formerly of C. David Layman, North 62 degrees 55 minutes 14 seconds West, 323.46 feet to a pipe found at stone at corner of said other land now or formerly of C. David Layman; thence by said other land now or formerly of C. David Layman, North 50 degrees 15 minutes 14 seconds West, 683.12 feet to a steel pin set in post hole at corner of said other land now or formerly of C. David Layman, and on line of land now or formerly of Helen A. Pifer; thence by said land now or formerly of Helen A. Pifer, and by land now or formerly of George E. Mason, North 47 degrees 00 minutes 00 seconds East, 676.50 feet to a steel pin set at corner of said land now or formerly of George E. Mason; thence by said land now or formerly of George E. Mason, North 28 degrees 00 minutes 00 seconds East 1093.13 feet to a steel pin set at corner of said land now or formerly of George E. Mason, and on line of land now or formerly of Merle C. Eigenbrode; thence by said land now or formerly of Merle C. Eigenbrode, South 64 degrees 17 minutes 06 seconds East, 1249.05 feet to a steel pin set on line of said land now or formerly of Merle C. Eigenbrode, and at corner of other land now or formerly of the Grantor, Knouse Fruitlands, Inc.; thence by said other land now or formerly of the Grantor, Knouse Fruitlands, Inc., South 28 degrees 53 minutes 41 seconds West, 1257.67 feet to a steel pin set at corner of said other lands now or formerly of the Grantor, Knouse Fruitlands, Inc.; thence by said other land now or formerly of the Grantor, Knouse Fruitlands, Inc., North 64 degrees 31 minutes 41 seconds West, 427.65 feet to a steel pin set at corner of said other land now or formerly of the Grantor, Knouse Fruitlands, Inc.; thence by said other land now or formerly of the Grantor, Knouse Fruitlands, Inc., South 30 degrees 36 minutes 46 seconds West, 640.73 feet to a steel pin set at corner of said other land now or formerly of the Grantor, Knouse Fruitlands, Inc., and on line of said other land now or formerly of C. David Layman (one of the Grantees herein), the point and place of BEGINNING. CONTAINING 48.356 acres.

**Section 3.** To be changed to R-2: BEGINNING at a point in the Old Forge Road at lands now or formerly of D.M. Wertz Orchards; thence by the same South 74 ½ degrees East 56 perches to an iron pin at lands now or formerly of Roy G. Summers and wife; thence by formerly Summers' lands South 14 ¼ degrees West 82.08 perches to an iron pin; thence by lands now or formerly of Charles S. Gardner, Jr., and wife North 66 5/8 degrees West 89.28 perches to an iron pin in the aforesaid

Old Forge Road; thence in said Road North 58 ½ degrees East 16.94 perches; thence North 34 ¾ degrees East 60.8 perches. CONTAINING 34 acres 42 perches according to the survey of John H. Atherton, C. S., made March 18, 1952. Less a 4.65-acre tract to be zoned Commercial and described below:

**Section 4.** To be changed to Commercial: Beginning at a point being common corner to the grantor, now or formerly Red Run LLC, and along the lands of now or formerly Anthony and Jeffrey A. Bittner; thence along the lands of said Red Run, LLC, North 65 degrees 49 minutes 39 seconds West 825.53 feet to a point; thence through the lands of the grantor the following two courses and distances: North 21 degrees 59 minutes 28 seconds East 250.18 feet to a point; thence South 65 degrees 49 minutes 39 seconds East 795.15 feet to a point along the lands of said Bittner; thence along the lands of said Bittner South 15 degrees 06 minutes 16 seconds West 253.16 feet to a point, the point of beginning; containing 4.65 acres according to a survey by McMillen Engineering, Inc.

**ARTICLE 2.** 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.

**ARTICLE 3.** If any article, section or provision of this Ordinance should be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

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

**DULY ENACTED AND ORDAINED** this 22nd day of December 2003, 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 , 2003, in a regular session duly assembled.

