

**TOWNSHIP OF WASHINGTON  
FRANKLIN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 167**

**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.** Michael L. & Julianne Knepper, property located at 10699 Tomstown Road.

The zoning shall be changed from Agricultural (A) to Low Density Residential (R-1), Medium Density Residential (R-2) and Commercial (C) for an approximately 136-acre tract of land owned by Michael L. & Julianne Knepper. Descriptions of the properties and the zoning changes are as follows:

**Section 1.** To be changed to R-1: Beginning at the intersection of the Tomstown Road and the proposed roadway; thence by the centerline of the proposed roadway along the Commercial zone south 47 degrees 30 minutes east 1295 feet to

a point; thence along lands owned by Martin North 80 degrees East 1419 feet to a point; thence along lands owned by Martin North 37 degrees 45 minutes West 948.75 feet; thence by the same North 18 degrees 30 minutes West 585.75 feet; thence by the same North 00 degrees 30 minutes West 519.75 feet; thence along lands of Middour North 66 degrees 00 minutes West 777.10 to the centerline of Tomstown Road; thence by the centerline to the place of beginning containing approximately 67.7 acres.

**Section 2.** To be changed to Commercial: Beginning at a point on the lands of Wagner and being in the roadway of Anthony Highway; thence by the highway north 25 degrees east 36.30 feet to a point; thence by the highway and crossing the Tomstown Road north 2 degrees 30 minutes 00 seconds west 1646.70 feet to a point in the highway; thence by the same north 00 degrees 30 minutes 00 seconds east 50 feet to a point in the highway; thence South 89 degrees 30 minutes east 370 feet to a point; thence south 47 degrees 30 minutes 00 seconds east 425 feet to the centerline of the Tomstown Road to a point; thence by the centerline south 42 degrees 30 minutes 00 seconds west 425 feet to the proposed roadway; thence by the roadway south 47 degrees 30 minutes 00 seconds east 1295 feet to a point on lands owned by Martin; thence along lands owned by Martin and Wagner south 80 degrees west 1335 feet to the place of beginning and containing plus or minus 28 acres.

**Section 3.** To be changed to R-2: Beginning at a point in the Anthony Highway, said point being the northernmost point of the Knepper deed; thence leaving the highway south 75 degrees 45 minutes east 633.6 feet to a point; thence south 15 degrees 30 minutes west 589 feet to a point; thence south 68 degrees 45 minutes east 562.65 feet; thence south 66 degrees east 500 feet to the center line of the Tomstown Road; thence by the center line of the Tomstown Road approximately 1350 feet to a point; thence leaving the road and following along the proposed commercial zone north 47 degrees 30 minutes west 425 feet to a point; thence by the same north 89 degrees 30 minutes west 370 feet to a point on the property line in Anthony Highway; thence by the highway north 00 degrees 30 minutes east 777.15 feet to a point in the highway; thence by the same north 11 degrees 30 minutes west 135.30 feet; thence by the same north 15 degrees 15 minutes west 696.30 feet; thence by the same north 6 degrees 45 minutes east 495 feet to the place of beginning and containing plus or minus 40.31 acres.

**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 19th day of January 2004 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 *Arthur T. Cordell*  
Arthur T. Cordell, 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 January 19, 2004, in a regular session duly assembled.





