

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

ORDINANCE NO. 183

AN ORDINANCE

**OF THE BOARD OF SUPERVISORS OF WASHINGTON
TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA,
AMENDING 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, by the authority of and pursuant to the provisions of Article V 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 thereby, 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, be it 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. Carl L. and Darlene E. Diller property located at 1497 East Main Street.

The zoning shall be changed from Commercial (C) to Low Density Residential (R-1) for approximately 56.45 acres and from Commercial (C) to Medium Density Residential (R-2) for approximately 14.24 acres of land owned by Carl L. Diller. The description of the property to be rezoned is as follows:

Section 1. Property to be zoned Low Density Residential (R-1) containing approximately 56.45 acres as described as follows:

BEGINNING at an existing iron pin at the corner of Scott Langlois, thence North 21 degrees 43 minutes 35 seconds East 710 feet to a point; thence North 68 degrees 16 minutes 25 seconds West 53.21 feet to a point; thence South 65 degrees 14 minutes 30 seconds West 262.25 feet to a point; thence North 24 degrees 45 minutes 30 seconds West 270 feet to a point; thence 65 degrees 14 minutes 30 seconds West 400 feet to a

point; thence South 21 degrees 43 minutes 35 seconds West 115 feet to a point; thence 68 degrees 16 minutes 25 seconds West 520 feet to a point in the creek; thence North 21 degrees 42 minutes 27 seconds West 194.46 feet to an existing iron pin at Lot 81 of Mountain View Terrace; thence by the same North 14 degrees 04 minutes 07 seconds East 50.92 feet to an existing iron pin; thence by Lot 13 North 14 degrees 17 minutes 49 seconds East 91.56 feet to an existing iron pin; thence by Parcel B North 14 degrees 00 minutes 36 seconds East 189.05 feet to an existing iron pin; thence by the same North 13 degrees 42 minutes 10 seconds East 12.24 feet to an existing iron pin at James Hess; thence by Daniel Hess South 46 degrees 40 minutes 30 seconds East 85.39 to a point in the Antietam Creek; thence by Hess North 65 degrees 07 minutes 01 second East 711.11 feet to an existing iron pin at James Teeter; thence by Teeter North 65 degrees 25 minutes 53 seconds East 1598.07 feet to a point in the creek at the lands of Leora Shank; thence by Shank South 4 degrees 08 minutes 26 seconds East 1440.09 feet to an existing iron pin at Jay Knepper; thence by Knepper South 24 degrees 15 minutes 03 seconds West 282.19 feet to a point; thence North 75 degrees 02 minutes 18 seconds West 724.62 feet to a point; thence South 21 degrees 35 minutes 11 seconds West 740.13 feet to a point; thence by Langlois North 75 degrees 08 minutes 14 seconds West 166.95 feet to an existing iron pin at the place of beginning. CONTAINING 56.45 acres.

Section 2. Property to be zoned Medium Density Residential (R-1) containing approximately 14.24 acres as described as follows:

BEGINNING at an existing iron pin at Francis George North 37 degrees 01 minutes 33 seconds East 231.75 to a point; thence North 21 degrees 43 minutes 35 seconds East 730 feet to a point; thence North 68 degrees 16 minutes 25 seconds West 260 feet to a point; thence North 21 degrees 43 minutes 35 seconds East 115 feet to a point; thence North 65 degrees 14 minutes 30 seconds East 400 feet to a point; thence South 24 degrees 45 minutes 30 seconds East 270 feet to a point; thence North 65 degrees 14 minutes 30 seconds East 262.25 feet to a point; thence South 68 degrees 16 minutes 25 seconds East 53.21 feet to a point; thence at the lands of Scott Langlois South 21 degrees 43 minutes 35 seconds West 710 feet to an existing iron pin; thence by Langlois South 21 degrees 43 minutes 35 seconds West 140.96 feet to a set iron pin; thence by Laurel Lane South 21 degrees 43 minutes 35 seconds West 49.98 feet to a set iron pin; thence by David Siegrist South 21 degrees 43 minutes 35 seconds West 110 feet to an existing iron pin; thence by Vincent Sanders South 21 degrees 49 minutes 10 seconds West 100.12 feet to an existing iron pin; thence by Stephen Gelet South 21 degrees 53 minutes 53 seconds West 99.97 feet to an existing iron pin; thence by Howard Richard Aughinbaugh South 21 degrees 34 minutes 19 seconds West 65.16 feet to an existing iron pin; thence by various owners North 77 degrees 59 minutes 53 seconds West 513.24 feet to an existing iron pin at the place of beginning. CONTAINING 14.243 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 3rd day of January 2005 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


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 3, 2005, in a regular session duly assembled.

Date: January 3, 2005


Karen S. Hargrave, Secretary

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