

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 209
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 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. The zoning of the Michael & Julienne Knepper property, Countywide Development, located at 10699 Tomstown Road, containing 5.318 acres, shall be changed from Medium Density Residential (R-2) to Commercial (C). The description of the property is as follows:

TRACT A: Beginning at a point along Anthony Highway at the northern limit of the existing commercial zone; thence by Anthony Highway north 05 degrees 29 minutes 08 seconds west 115.61 feet to a set iron pin at the corner of Moats and Diller; thence by Diller north 00 degrees 59 minutes 57 seconds east 323.10 feet to a point ; thence by Lot 82 of Johnny Knepper Estates north 89 degrees 52 minutes 28 seconds east 127.19 feet to a point; thence by Lots 83 thru Lot 91 to the center of Tomstown Road south 51 degrees 58 minutes 47 seconds east 905.51 feet to a point; thence by the center of Tomstown Road south 38 degrees 01 minute 13 seconds west 185.41 feet to a point ; thence by the existing zone line north 49 degrees 53 minutes 48 seconds west 432.06 feet; thence by the same south 88 degrees 06 minutes 12 seconds west 390.67 feet to the place of beginning containing 5.318 acres.

ARTICLE 2. The zoning of the Michael & Julienne Knepper property, Countywide Development, located at 10699 Tomstown Road, containing 5.037 acres, shall be changed

from Low Density Residential (R-1) to Commercial (C). The description of the property is as follows:

TRACT C. Beginning in the center of Tomstown Road and the northern limit of the commercial zone on the east side of Tomstown Road; thence by the center of Tomstown Road north 38 degrees 01 minutes 13 seconds east 171.36 feet to a point on the north side of the proposed Washington Township Boulevard; thence by the same south 51 degrees 58 minutes 47 seconds east 202.98 feet to a point; thence by the same and a curve to the right having a radius of 650 feet a length of 85.36 feet a chord of 85.30 and a chord bearing of south 48 degrees 13 minutes 04 seconds east; thence by the same south 44 degrees 20 minutes 00 seconds east 586.98 feet; thence by the same and a curve to the left having a radius of 646.47 feet a length of 484.76 feet a chord of 473.48 feet and a chord bearing of south 65 degrees 48 minutes 54 seconds east; thence crossing the boulevard south 01 degree 54 minutes 59 seconds west 100.90 feet to a point on the Martin Family Irrevocable Trust; thence by the same south 77 degrees 49 minutes 34 seconds west 237.86 feet; thence by the existing zone line north 49 degrees 02 minutes 49 seconds west 1238.40 feet to the place of beginning containing 5.037 acres.

ARTICLE 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.

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

DULY ENACTED AND ORDAINED this 5th day of February 2007, 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 Carroll C. Sturm
Carroll C. Sturm, 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 February 5, 2007, regular session duly assembled.

Karen S. Hargrave
Karen S. Hargrave, Secretary

Date: February 5, 2007

RZ 06-07

