

OFFICIAL

TOWNSHIP OF OHIO

ORDINANCE NO. 15

AN ORDINANCE AMENDING ORDINANCE NO. 4 OF THE TOWNSHIP OF OHIO ENTITLED "AN ORDINANCE REGULATING AND RESTRICTING THE HEIGHT, NUMBER OF STORIES, AND SIZE OF BUILDINGS AND STRUCTURES: THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED: THE SIZE OF YARDS AND OTHER OPEN SPACES: THE DENSITY OF POPULATION: THE LOCATION AND USE OF BUILDINGS AND LAND FOR TRADE, INDUSTRY, RESIDENCE, AND OTHER PURPOSES: CREATING AND ESTABLISHING DISTRICTS AND BOUNDARIES THEREOF: PROVIDING FOR CHANGES IN REGULATIONS, RESTRICTIONS AND BOUNDARIES: DEFINING CERTAIN TERMS USED THEREIN: PROVIDING FOR ENFORCEMENT: ESTABLISHING A BOARD OF ADJUSTMENT AND IMPOSING PENALTIES" BY CHANGING THE USE OF LAND OF FRED K. and ANN SALZER SITUATE ON LOWRIES RUN AND MT. NEBO ROAD FROM RESIDENTIAL USE R-1 AND FARM AND WOODLAND USE FW-1 to COMMERCIAL USE C-1.

WHEREAS, publication and posting of notice of proposed amendments to the Zoning Ordinance of Ohio Township has been properly made, and a public hearing held on October 5, 1953; and

WHEREAS, after due consideration by the Township Supervisors, it has been determined that no substantial objection exists to the proposed amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Ohio Township, County of Allegheny and State of Pennsylvania, that Ordinance No. 4, known as the Zoning Ordinance, shall be amended as follows:

That property now or formerly held by Fred K. and Ann Salzer, situated on Lowries Run and Mt. Nebo Road shall be changed from Residential Use R-1 and Farm and Woodland Use FW-1 to Commercial Use C-1, said property being more fully described as follows:

BEGINNING at a point on the center line of Lowries Run and Mt. Nebo Road, a distance of Two hundred fifty (250) feet along said road from the Northwesterly line of lands herein described; thence South 22° 9' East, a distance of Four hundred eighteen and 18/100 (418.18) feet to a point; thence along the curve in the said road in a Southerly direction an arc distance of One hundred twenty and 13/100 (120.13) feet to a point; thence 72° 7' 40" West, a distance of Two hundred fifteen and 52/100 (215.52) feet to the Southerly line of lands herein described; thence along the Southerly line South 73° 44' 10" West, a distance of Two hundred twenty-eight and 66/100 (228.66) feet to a point; thence along the Westerly line of the property herein described North 22° 9' West, a Distance of Five hundred seventy-two and 68/100 (572.68) feet to a point on said line; thence North 50° East, a distance of Four hundred twenty-eight (428) feet, more or less, to the center line of Lowries Run and Mt. Nebo Road at the place of beginning.

HAVING a total commercial frontage of 753.93 feet.

The aforesaid Ordinance No. 4 is hereby amended by this Ordinance, said Amendment to be effective ten (10) days after publication hereof.

ORDAINED AND ENACTED INTO law by the Board of Supervisors of Ohio Township this 21<sup>st</sup> day of October, 1953.

OHO TOWNSHIP BOARD OF SUPERVISORS

Robert M. Huff

Matthew D. Anderson

Henry C. Anderson