

PUBLIC HEARING

PROPOSED CORRECTIONS TO THE OFFICIAL ZONING MAP OF WEST DEER AND REZONING OF PORTIONS OF CERTAIN PARCELS OF REAL PROPERTY

The West Deer Township Board of Supervisors will hold a public hearing to consider the adoption of Ordinance No. 432. The title of the ordinance is:

ORDINANCE No. 432

AN ORDINANCE OF THE TOWNSHIP OF WEST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, CORRECTING THE OFFICIAL ZONING MAP OF WEST DEER TOWNSHIP AND REZONING PORTIONS OF FOUR PARCELS OF REAL PROPERTY LOCATED WITHIN THE TOWNSHIP

Ordinance No. 432 will rezone certain portions of the following four parcels of real property that were incorrectly zoned and correct the Official Zoning Map of West Deer Township.

- 1) Property owned by TOA Rose Ridge, L.P. / Costantini, Lot & Block number 1216-E-281, located at 4769 Gibsonia Road, Allison Park 15101, totaling 164.5820 acres:
 - a. The parcel of real property is currently zoned *both* R-1 Rural Residential District and R-2 Semi-Suburban Residential District.
 - b. The entire parcel of real property should be zoned R-2 Semi-Suburban Residential District.
 - c. The portion of the parcel of real property currently identified as being zoned R-1 Rural Residential District will be correctly zoned as R-2 Semi-Suburban Residential District.

- 2) Property owned by Kress Development Corp., Lot & Block number 2009-K-100, located on Bakerstown Culmerville Road, Gibsonia, PA 15044, totaling 38.1500 acres:
 - a. The parcel of real property is currently zone *both* R-2 Semi-Suburban Residential District and R-Rural Estate District.
 - b. The entire parcel of real property should be zoned R-2 Semi-Suburban Residential District.
 - c. The portion of the parcel of property currently identified as being zoned R-Rural Estate District will be correctly zoned as R-2 Semi-Suburban Residential District.

- 3) Property owned by Daniel B. Pierce Property Group, LLC, Lot & Block number 1215-R-148, located at 4802 Gibsonia Road, Allison Park, PA 15101, totaling 10.7126 acres:
 - a. The parcel of real property is currently zoned *both* R-2 Semi-Suburban Residential District and SU Special Use District.
 - b. The entire parcel of real property should be zoned SU Special Use District.

- c. The portion of the parcel of real property currently identified as being zoned R-2 Semi-Suburban Residential District will be correctly zoned as SU Special Use District.
- 4) Property owned by Andretta Kobik, Lot & Block number 2196-K-267, located at 4989 Bakerstown Culmerville Road, Tarentum, PA 15084, totaling 22.9200 acres:
- a. The parcel of property is currently zoned *both* R- Rural Estate District and R-2 Semi Suburban Residential District.
 - b. The entire parcel of property should be zoned R-2 Semi Suburban Residential District.
 - c. The portion of the parcel of property currently identified as being zoned R-Rural Estate District will be correctly zoned as R-2 Semi Suburban Residential District.

The corrections and rezoning of the four parcels of property identified in Ordinance No. 432 will be incorporated into the Official Zoning Map of West Deer Township. Ordinance No. 432 will amend Ordinance No. 394 ("Zoning Ordinance of West Deer Township").

The public hearing to consider passage of Ordinance No. 432 will be held on November 20, 2019 at 6:00 p.m. at the West Deer Township Municipal Building located at 109 East Union Road, Cheswick, PA 15024. All interested parties are invited to attend.

Ordinance No. 432 and the proposed corrections to the Official Zoning Map of West Deer Township can be examined and copied at the West Deer Township Municipal Building, 109 East Union Road, Cheswick, Pennsylvania during regular business hours.

Daniel J. Mator, Jr., Township Manager