

**BOROUGH OF BALDWIN  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 928**

**AN ORDINANCE OF THE BOROUGH OF BALDWIN, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, VACATING THE PAPER STREET PROTION OF GALBRAITH STREET WITHIN THE BOROUGH AND SETTING FORTH AN EFFECTIVE DATE OF VACATION**

**WHEREAS**, there is situate in the Borough of Baldwin ("Borough") a street named Galbraith Street which has been opened and dedicated and accepted by the Borough as a public road; and

**WHEREAS**, Section 1731 of the Pennsylvania Borough Code, 8 Pa.C.S. § 1731, authorizes Council to vacate or close a street by Ordinance; and

**WHEREAS**, the notice of vacation was advertised in a newspaper of circulation once a week for two successive weeks; and

**WHEREAS**, the Borough provided advance written notice of this vacation to the owners of property abutting Galbraith Street; and

**WHEREAS**, Borough Council has determined that the vacation of Galbraith Street would be in the best interests of the health, safety, and welfare of the residents of the Borough.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by Council of the Borough of Baldwin, in meeting assembled, and it is hereby ordained and enacted by and with the authority of the same, as follows:

Section 1.

Susan D. and Harry G. Petock, Jr. and Leslee Perella, respectively, are the owners of the parcels of land which abut the public right-of-way for Galbraith Street. It has now been determined that the public right-of-way for Galbraith Street, as described in Exhibit A and as shown on Exhibit B, both prepared by Liadis Engineering & Surveying Inc., and incorporated herein by reference, is no longer necessary or appropriate for public road

purposes. The vacated area described in Exhibit A and depicted on Exhibit B, shall become parts of the respective properties which directly abut the area vacated.

Section 2. Effective Date.

The vacation of Galbraith Street will be effective no sooner than thirty (30) days following the adoption of this Ordinance.

Section 3. Severability.

If any of the provisions or terms of this Ordinance shall be held invalid for any reason whatsoever, then, unless such provision or term is material to this Ordinance as to render this Ordinance impracticable to perform, such provision or term shall be deemed severable from the remaining provisions or terms of this Ordinance and shall in no way affect the validity or enforceability of any other provisions hereof.

Section 4. Repealer.

All prior ordinances are hereby repealed in whole or in part to the extent inconsistent herewith.

ORDAINED AND ENACTED into law, this 21<sup>ST</sup> day of Nov., 2023.

ATTEST:

BOROUGH OF BALDWIN

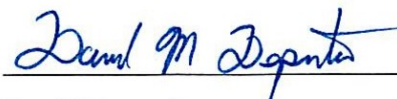
  
\_\_\_\_\_

  
\_\_\_\_\_

Robert T. Firek  
Borough Manager

E. John Egger  
President of Council

EXAMINED AND APPROVED THIS 21<sup>ST</sup> DAY OF NOVEMBER, 2023.

  
\_\_\_\_\_

David Depretis  
Mayor

# EXHIBIT "A"

**Liadis Engineering & Surveying, Inc.**

3100 Banksville Road  
Pittsburgh, PA 15216-2733  
Facsimile: (412) 341-6672  
Telephone: (412) 341-6000

## LEGAL DESCRIPTION

### GALBRAITH STREET VACATION BALDWIN BOROUGH

All that certain parcel or piece of ground situate in the Borough of Baldwin, County of Allegheny and Commonwealth of Pennsylvania, being a portion of Galbraith Street, as shown on Wallace Plan No. 2, recorded in Plan Book Volume 36, Page 91, and being more thoroughly described as follows:

Beginning at a point on the southerly line of Hazelhurst Avenue, 40' wide, at the dividing line between Lots 135 and 136 in the Wallace Plan No. 2, recorded in Plan Book Volume 36, Page 91; thence along the line of Hazelhurst Avenue, North 58° 37' West, a distance of 50.11 feet to a point on the line of Galbraith Street, to be vacated, and being the true place of beginning of this description; thence along the easterly line of Galbraith Street, by the arc of a circle curving to the left, having a radius of 20.00 feet and an arc length of 31.29 feet to a point of tangency; thence continuing along Galbraith Street, South 31°44' West, a distance of 105.12 feet to a point at the southwesterly corner of Lot 135 in the Wallace Plan No. 2; thence by a line through Galbraith Street and also being along the projection of said Lot 135 in the Wallace Plan No. 2, North 58° 37' West, a distance of 20.00 feet to a point on the centerline of Galbraith Street; thence along the centerline of Galbraith Street, North 31° 44' East, a distance of 38.20 feet to a point; thence through Galbraith Street, North 58° 16' West, a distance of 20.00 feet to a point at the southeasterly corner of Lot 134 in said Wallace Plan No.2; thence along the westerly line of Galbraith Street, North 31°44' East, a distance of 66.56 feet to a point of curvature; thence by the arc of a circle curving to the left, having a radius of 20.00 feet and an arc length of 31.54 feet to a point on the southerly line of Hazelhurst Avenue, aforementioned; thence along the line of Hazelhurst Avenue, South 58° 37' East, a distance of 80.00 feet to a point, said point being at the true place of beginning of this description.

Containing an area of 4,406.6 square feet, and being shown on the Hazelhurst Plan of Lots, to be recorded.





# BOROUGH OF BALDWIN

E. John Egger, President  
James Behers  
Patricia Boyer  
Denise Maiden

Marianne Conley, Vice-President  
Erin Brown  
Raymond Dee  
David Depretis, Mayor  
Robert T. Firek, P.E., Borough Manager

---

October 20, 2023

## VIA U.S. MAIL

Leslee Perella  
3300 Hazelhurst Avenue  
Pittsburgh, PA 15227


**Subject: Vacation of Galbraith Street Abutting Property**

Dear Ms. Perella:

This letter is to serve as formal notice that Baldwin Borough will be considering an Ordinance to vacate the paper street portion of Galbraith Street abutting your property at the November 21, 2023 Council meeting.

Should you have any questions please contact me at the Borough offices (412-882-9600 ext. 1765).

Sincerely,

  
Robert Fischer,  
Planning Director & Zoning Officer  
Baldwin Borough



# BOROUGH OF BALDWIN

E. John Egger, President  
James Behers  
Patricia Boyer  
Denise Maiden

Marianne Conley, Vice-President  
Erin Brown  
Raymond Dee  
David Depretis, Mayor  
Robert T. Firek, P.E., Borough Manager

---

October 20, 2023

## VIA U.S. MAIL

Susan D. and Harry G. Petock, Jr.  
3214 Hazelhurst Avenue  
Pittsburgh, PA 15227

**Subject: Vacation of Galbraith Street Abutting Property**

Dear Mr. Mrs. Petock:

This letter is to serve as formal notice that Baldwin Borough will be considering an Ordinance to vacate the paper street portion of Galbraith Street abutting your property at the November 21, 2023 Council meeting.

Should you have any questions please contact me at the Borough offices (412-882-9600 ext. 1765).

Sincerely,

Robert Fischer,  
Planning Director & Zoning Officer  
Baldwin Borough



ALL SIGNATURES MUST BE MADE WITH PERMANENT BLUE INK

I, Leslee Perella, owner of a portion of the land shown on the Hazelhurst Plan of Lots, hereby adopt this plan, as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Borough of Baldwin. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

ATTEST:

Notary Public \_\_\_\_\_

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Leslee Perella, and acknowledged the foregoing adoption and dedication to be her act.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

OFFICIAL SEAL (STAMP MAY BE IN BLACK INK)

I hereby certify that the title to the property contained in the Hazelhurst Plan of Lots is in the name of Leslee Perella and is recorded in Deed Book Volume 9981, Page 139. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness \_\_\_\_\_

Notary Public \_\_\_\_\_

We, Harry G. Petock Jr and Susan D. Petock, owners of a portion of the land shown on the Hazelhurst Plan of Lots, hereby adopt this plan, as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Borough of Baldwin. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

ATTEST:

Notary Public \_\_\_\_\_

Notary Public \_\_\_\_\_

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Harry G. Petock Jr and Susan D. Petock, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

OFFICIAL SEAL (STAMP MAY BE IN BLACK INK)

We hereby certify that the title to the property contained in the Hazelhurst Plan of Lots is in the names of Harry G. Petock Jr and Susan D. Petock and is recorded in Deed Book Volume 16101, Page 30.

Notary Public \_\_\_\_\_

Notary Public \_\_\_\_\_

\_\_\_\_\_ mortgagee of the property contained in the Hazelhurst Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness \_\_\_\_\_

Name, title, and mortgagee \_\_\_\_\_

I certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

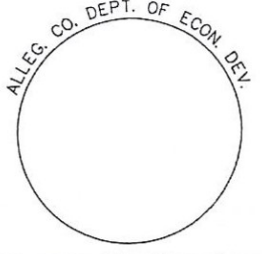
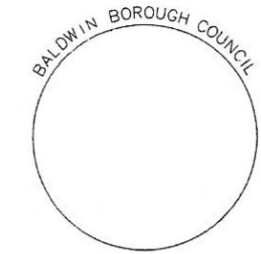
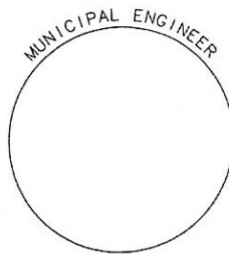
Date \_\_\_\_\_

Steve A. Liadis  
Registration Number SU-511-A

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Borough of Baldwin, except as departures have been authorized by the appropriate officials of the municipality.

Date \_\_\_\_\_

Municipal Engineer  
Registration Number \_\_\_\_\_



The Borough Council of the Borough of Baldwin gives notice that, in approving this plan for recording, the Borough of Baldwin assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary \_\_\_\_\_ President \_\_\_\_\_

Reviewed by the Planning Commission of the Borough of Baldwin, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Secretary \_\_\_\_\_ Chairperson \_\_\_\_\_

Approved by the Borough Council of the Borough of Baldwin, by resolution, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Secretary \_\_\_\_\_ President \_\_\_\_\_

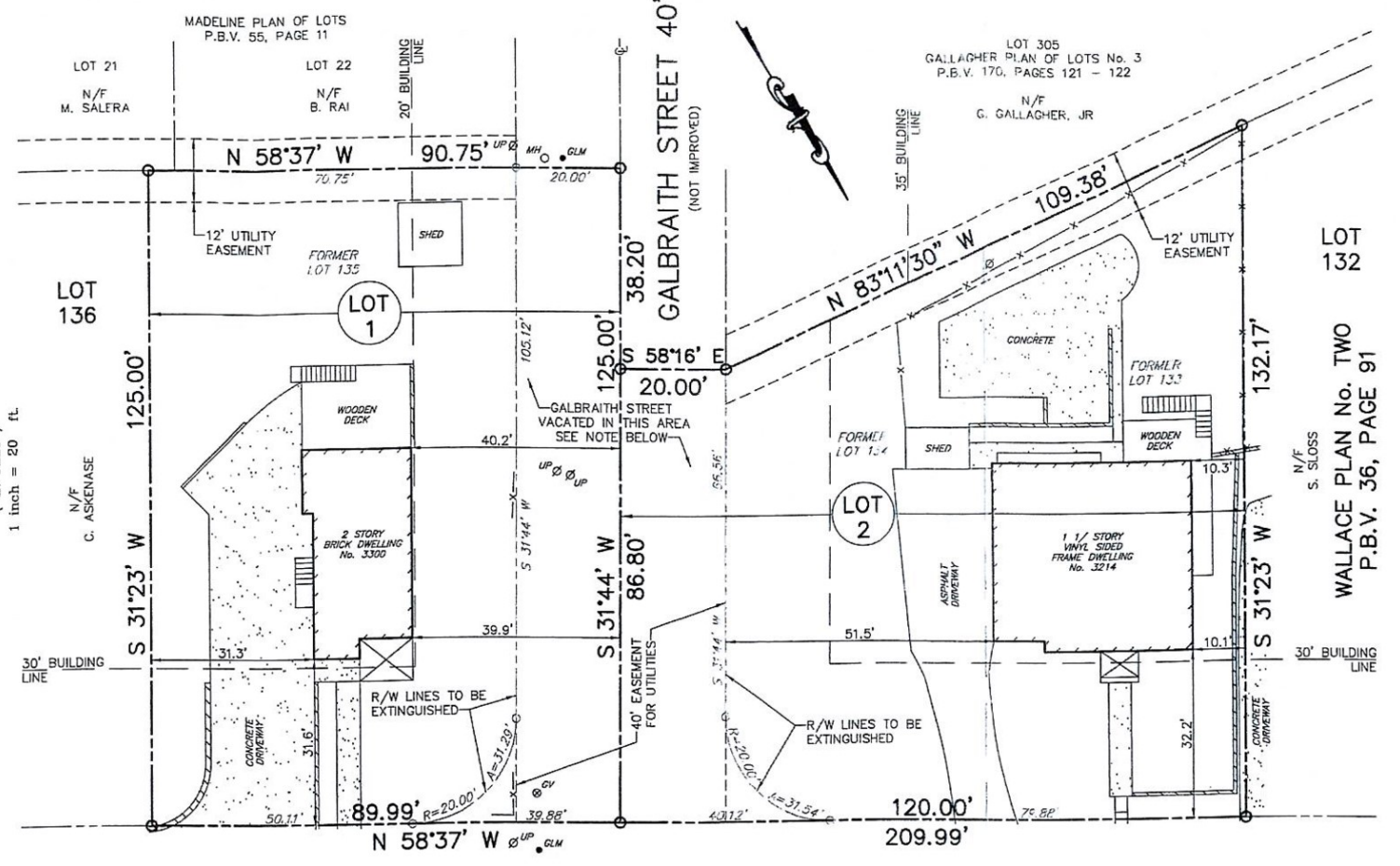
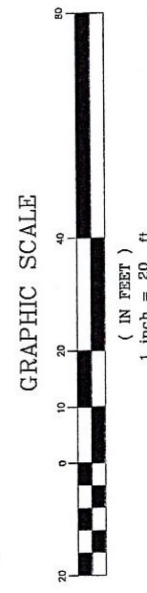
Reviewed by the Allegheny County Department of Economic Development on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Director \_\_\_\_\_

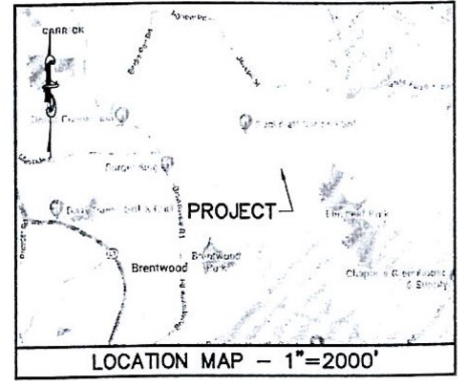
Recorded in the Office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume \_\_\_\_\_ Page(s) \_\_\_\_\_

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Manager, Department of Real Estate \_\_\_\_\_



HAZELHURST AVENUE 40'



NOTE  
THE PORTION OF GALBRAITH STREET LOCATED WITHIN THIS PLAN HAS BEEN VACATED BY MUNICIPAL ORDINANCE No. \_\_\_\_\_ APPROVED \_\_\_\_\_ A 40' UTILITY EASEMENT IS TO REMAIN.

UTILITY LEGEND

- GLM - GAS LINE MARKER
- GV - GAS VALVE
- UP - UTILITY POLE
- MH - MANHOLE

PROPERTY OWNERS TAX PARCELS

LESLEE PERELLA 3300 HAZELHURST AVENUE PITTSBURGH, PA 15227	136-A-304
HARRY G. PETOCK, JR & SUSAN D. PETOCK 3214 HAZELHURST AVENUE PITTSBURGH, PA 15227	136-A-308

CURRENT ZONING: R1 - SINGLE FAMILY RESIDENTIAL

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH (AT BLDG. LINE)	70 FT
MINIMUM FRONT YARD SETBACK	35 FT
MINIMUM REAR YARD SETBACK	35 FT
MINIMUM SIDE YARD SETBACK	5 FT (TOTAL 20 FT)

EXISTING AREAS

136-A-304	8,711.4 SQ FT, 0.2000 AC
136-A-308	10,820.7 SQ FT, 0.2484 AC
ROAD R/W	4,406.6 SQ FT, 0.1012 AC
TOTAL PLAN AREA	23,938.7 SQ FT, 0.5495 AC

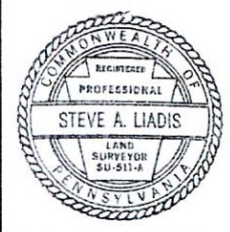
PROPOSED AREAS

LOT 1	11,296.1 SQ FT, 0.2593 AC
LOT 2	12,642.6 SQ FT, 0.2903 AC
TOTAL PLAN AREA	23,938.7 SQ FT, 0.5495 AC

HAZELHURST PLAN OF LOTS

BEING A RESUBDIVISION OF LOTS 133, 134, 135, AND A PORTION OF GALBRAITH STREET IN THE WALLACE PLAN No. TWO AS RECORDED IN P.B.V. 36, PAGE 91

REVISIONS	PLAN MADE FOR LESLEE PERELLA AND HARRY G. PETOCK, JR & SUSAN D. PETOCK
	SITUATE IN BALDWIN BOROUGH ALLEGHENY COUNTY, PA
	LIADIS ENGINEERING & SURVEYING, INC. 3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216
	SCALE: 1" = 20' SEPTEMBER 14, 2023



DRAWING No. 27154-C-SD