

BILL NO.: 768
ORDINANCE NO.: 768
INTRODUCED BY: JOHN LORENZO
FIRST READING: AUGUST 7, 2024
FINAL READING: WAIVED
ADOPTED: AUGUST 7, 2024

AN ORDINANCE AMENDING ORDINANCE NO. 421 THE CODIFICATION ORDINANCE OF THE TOWNSHIP OF ROSTRAVER, AMENDING ZONING REGULATIONS FOR THE TOWNSHIP OF ROSTRAVER, AND AMENDING THE TOWNSHIP OF ROSTRAVER ZONING MAP.

WHEREAS, the Township of Rostraver Planning Agency has proposed amendments to the Township of Rostraver Ordinance No. 421 and the Township of Rostraver Zoning Map dated April 2019, and

WHEREAS, the Board of Commissioners of the Township of Rostraver has held a Public Hearing in accordance with Chapter 195 of Ordinance No. 421, after due notice, and

WHEREAS, the Board of Commissioners of the Township of Rostraver deems the amendment hereinafter set forth in conformity with the objectives of the Township's Community Development and the objectives of Ordinance No. 421.


NOW, THEREFORE, it is hereby ordained by the Board of Commissioners of the Township of Rostraver in Monthly Meeting assembled as follows:

The Township of Rostraver Ordinance No. 421 adopted February 23, 2000 and Zoning Map dated April 2019 are hereby amended in the following respects:


1. The area of land described on Schedule "A" attached hereto and made a part thereof by reference thereto is hereby changed and amended from "A-1 Agriculture" to "R-1 Single Family Residential."
2. The Township of Rostraver Zoning Map dated April 2019, copy of which is attached hereto and made a part hereof by reference thereto, amended, is hereby changed in order to reflect the amendments set forth in Paragraph 1 of this Ordinance and the Township of Rostraver Engineer is directed to make the appropriate changes on said Zoning Map.

ORDAINED AND ENACTED as an Ordinance of the Township of Rostraver this 7th day of August, 2024.

BOARD OF COMMISSIONERS
TOWNSHIP OF ROSTRAVER

BY: 
Jeffrey R. JOHNSON, President

ATTEST:


Pamela S. BEARD, Township Secretary

SCHEDULE "A"

Tax Map #56-13-00-0-062

ALL that certain tract of land situate in rostraver township, Westmoreland County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stone monument in the center of State road leading from Belle Vernon to West Newton and on line of lands of Elliott Cunningham; thence by lands of said Elliott Cunningham, South 20° 45' East 59.93 perches more or less to a post; thence by lands of Chas. Wilson South 57° 15' East 51.3 perches to a post; thence by lands of John Shepler, South 21° 45' West 114.53 perches to a hickory stump; thence by lands of Irwin Shepler, North 52° West 66.66 perches to a post; thence by same North 15° 45' West 46.1 perches to a post; thence by land now or formerly of Wm. McNutt, North 21° 30' West 48 perches, more or less, to a post in the center of aforesaid State road at its intersection with a public road; thence along center of said State Road, North 68° 15' East 612 feet to a post at corner of lands now or formerly of George Nash; thence by the center of said State Road and by lands of George Nash, North 70° 30' East 136.45 feet to a point; thence by the center of said road and by lands of George Nash North 24° 02' East 503.21 feet; thence by the center of said State Road and by lands of George Nash, North 25° 26' East 277.73 feet to a stone monument, the place of beginning. CONTAINING 72 acres, more or less, and having thereon erected a large dwelling house, barn and other buildings.

EXCEPTING AND RESERVING however from the above described tract, the following described property: **BEGINNING** at an Iron Pin near the center of Route #71 and property line between property owned by Mrs. Mary Bazilewicz and property owned nor or formerly by Elliot Cunningham; thence South 20° 45' East along property line for a distance of 688.53 feet to a point; thence South 59° 43' West for a distance of 481.69 feet to a point in a small creek; thence North 26° 46' West for a distance of 39.17 feet to a point; thence North 68° 09' West for a distance of 137.99 feet to a point; thence North 75° 12' West for a distance of 114.10 feet to an Iron Pin in the center of Route #71; thence North 62° 39' East along the center of Route #71 for a distance of 120.10 feet to an Iron Pin; thence North 32° 38' East along said road for a distance of 100.60 feet to an Iron Pin; thence North 22° 28' East along said road for a distance of 467.45 feet to an Iron Pin; thence North 23° 56' East along said road for a distance of 218.36 feet to the place of beginning. Containing 5.71 Acres.

The above exception and reservation is subject, however, to a certain right of way over the 5.71 acres excepted and reserved to former grantors, which is more particularly described in indenture of Mery Bazilewicz to Peter Skurkay and Eva Skurkay, his wife, of record in the Recorder's Office of Westmoreland County, Pennsylvania in Deed Book Volume 1551, Page 161.

SUBJECT to the exceptions, reservations, easements, rights of ways, rights and privileges as set forth in prior instruments of record.

ALSO EXCEPTING AND RESERVING from this conveyance, all those certain tracts of land which were conveyed by Joseph Bazilewicz and Mary Bazilewicz, his wife, or by Mary Bazilewicz, al. dic. Mery Bazilewicz, which conveyances are more particularly indicated below:

DEED BOOK VOL. 711, page 84 – Joseph Bazilewicz and Mary Bazilewicz, his wife, to Dwight Winter, dated March 30, 1921, and recorded May 5, 1921 – 72 Acres of coal below the Pittsburgh or River Vein.

DEED BOOK VOL. 659, page 595 – Joseph Bazilweicz and Mary Bazilewicz, his wife, to Pittsburgh Coal Company, dated September 27, 1920, and recorded November 8, 1920 – 2 acres of the Pittsburgh or River vein or coal.

DEED BOOK VOL. 862, page 584 – Mary Bazilewicz, widow, to Pittsburgh Coal Company, dated June 14, 1927, recorded June 20, 1927 – 1.50 acres.

DEED BOOK VOL. 993, page 268 – Mary Bazilewicz, widow, to Paul and Anna Bazilewich, dated June 6, 1936, recorded June 8, 1936 - .683 acres.

DEED BOOK VOL. 1413, page 494 – Mery Bazilewicz, widow, to John Smereczniak and Lillian H. Smereczniak, his wife, dated May 31, 1951, and recorded June 1, 1951 – 1.05 acres.

DEED BOOK VOL. 1509, page 376 – Mery Bazilewicz, widow, to William Somers and Sophie Somers, his wife, dated May 10, 1954, recorded May 11, 1954 - .75 acres.

DEED BOOK VOL. 1511, page 312 – May 10, 1954, recorded May 11, 1954, Mery Bazilewicz, widow, to Walter R. Knox and Rosemarie Knox, his wife, - .75 acres.

DEED BOOK VOL. 1533, page 102 – Mary Bazilewicz, widow, to Peter Skurkay and Eva Skurkay, his wife, dated October 11, 1954, recorded October 13, 1954 – 2.21 acres.

EXCEPTING AND RESERVING, all the coal and minerals under the 5.71 acres reserved to a previous grantor. This conveyance is subject to a certain Oil and Gas lease to the Peoples Natural Gas Company recorded in Deed Book Vo. 1336, Page 257.

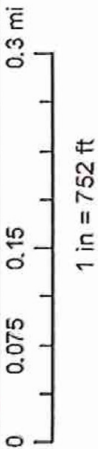
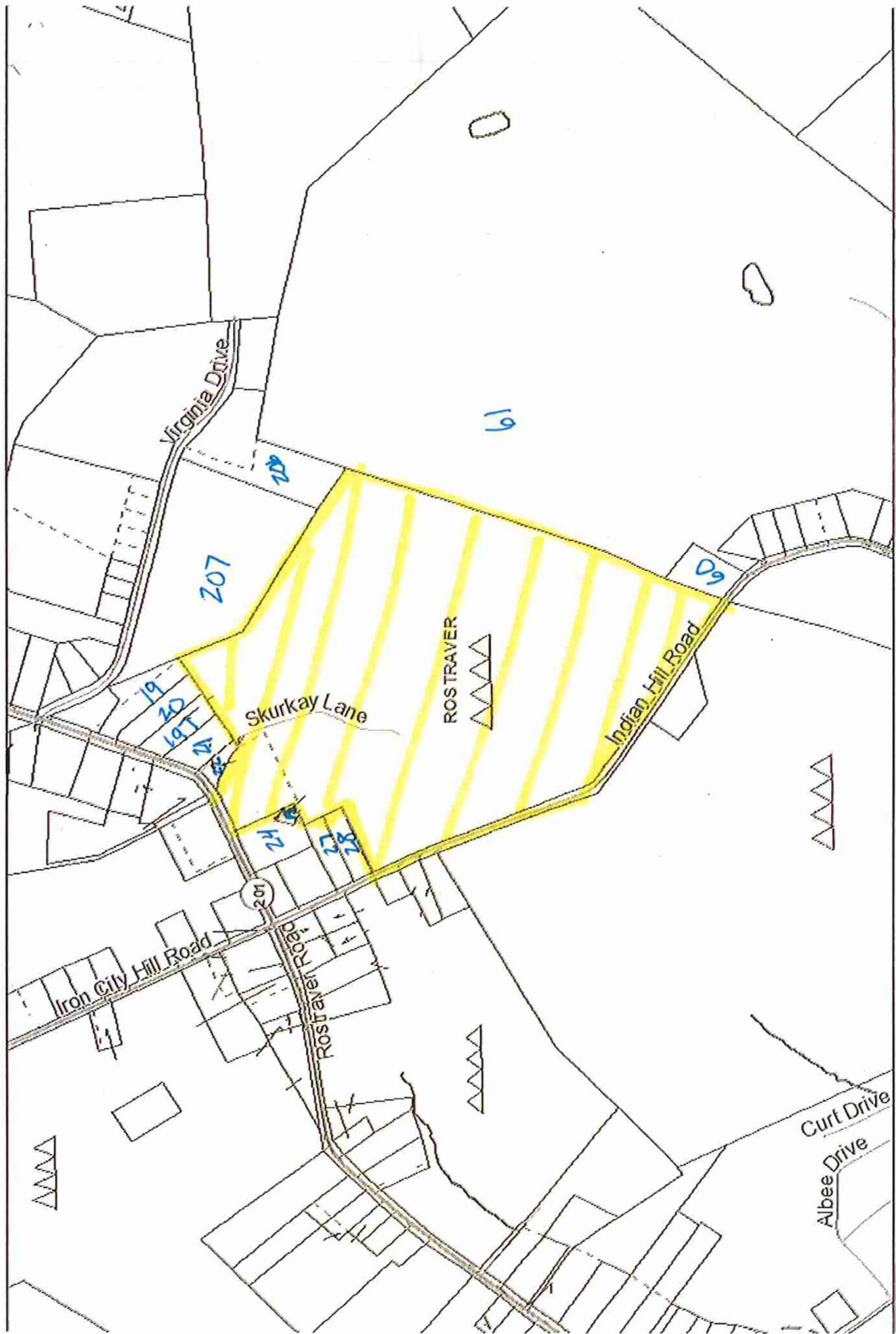
CONVEYED HEREWITH are the gas and oil rights previously conveyed to Peter Skurkay and Eva Skurkay, his wife, by indenture of Mery Bazilewicz, a widow, of record in the Recorder's Office of Westmoreland County, Pennsylvania in Deed Book Volume 1553, page 199.

CONTAINING 59.35 acres.

The proposed use is for single family.

The above property is owned by Peter Nicolas Skurkay etal.

Westmoreland Viewer

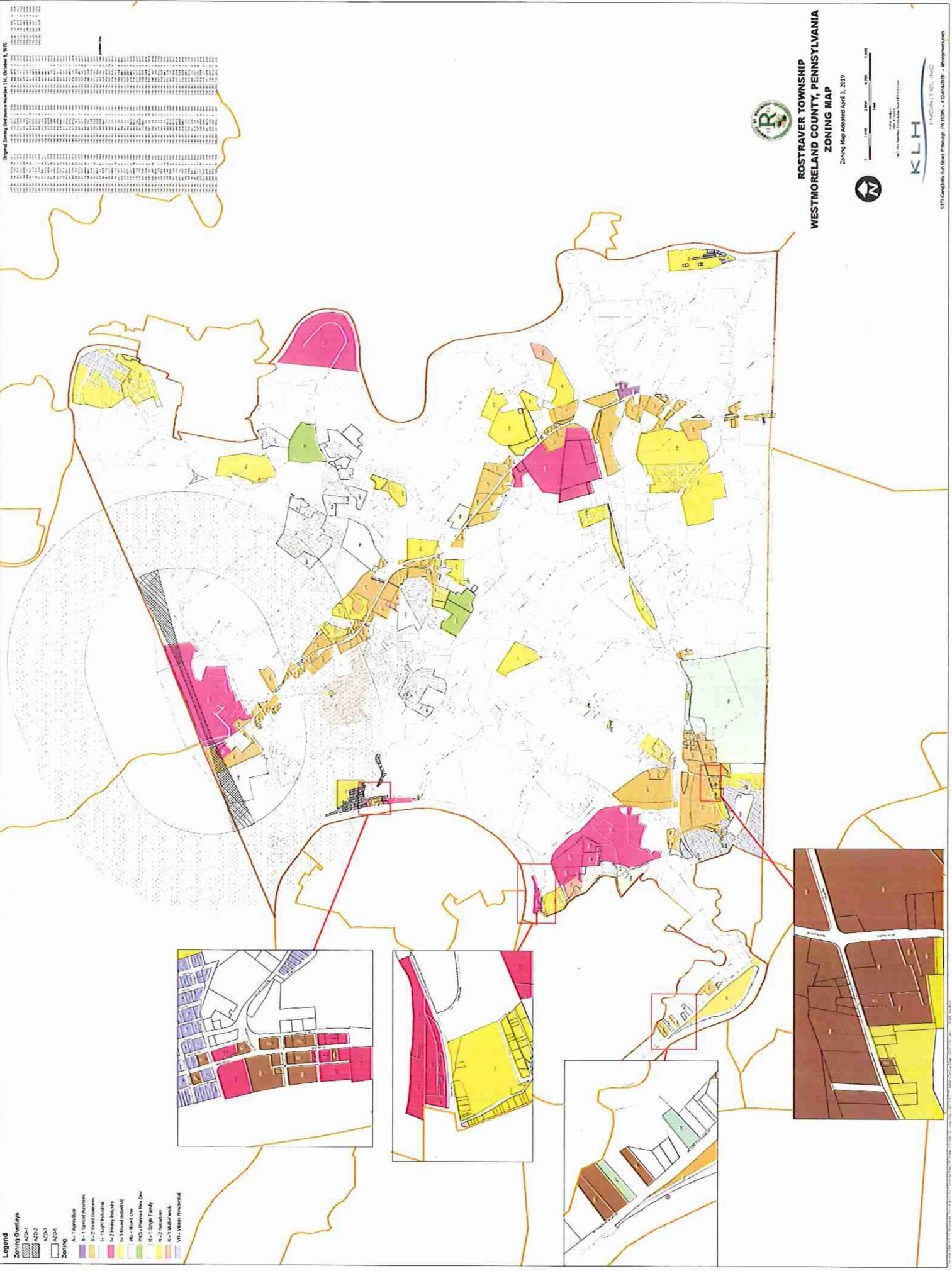


Date: 5/14/2024

Not to be substituted as a survey.
To be used for taxing purpose only.



Official Zoning Ordinance Number: 110, October 1, 1995



**ROSTRAVER TOWNSHIP
WESTMORELAND COUNTY, PENNSYLVANIA
ZONING MAP**

Zoning Map Adopted April 3, 2019



KLIH
PLANNING, INC.
1570 Campbell Hill Road, Pittsburgh, PA 15206 • 412.464.6018 • www.klihplanning.com

- Legend**
- Zoning Overlay
 - A-1A
 - A-2A
 - A-3A
 - A-4A
 - Zoning District
 - A-1 Agriculture
 - B-1 Special Business
 - B-2 General Business
 - L-1 Light Industrial
 - L-2 Heavy Industry
 - I-3 Island Industrial
 - M-1 Mixed Use
 - MID - Mixed Use, City
 - R-1 Single Family
 - R-2 Suburban
 - R-3 Medium Density
 - UR - Village Residential

