

**TOWNSHIP OF SOUTH FAYETTE**  
**ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 4 OF 2017

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES, BY AMENDING THE SOUTH FAYETTE TOWNSHIP ZONING MAP, BY APPROVING THE ZONING RECLASSIFICATION FOR THE PROPERTY AS MORE PARTICULARLY DESCRIBED BY ITS BLOCK AND LOT NUMBER AS FOLLOWS:

B-1 to C-2            322-P-13

**WHEREAS**, after request, study, review, public comment, notice and public hearings, pursuant to the Municipalities Planning Code, as codified at 53 P.S. §10101, et. seq., the South Fayette Code and other applicable laws of the Commonwealth of Pennsylvania, the Board of Commissioners of the Township of South Fayette have determined that it is in the interest of public health, safety and welfare of the Township to rezone property as listed above from its current zoning classification of B-1 to C-2 Highway Commercial zoning classification and to amend the Official Zoning Map to change the zoning district of the property as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE AND IT IS HEREBY ORDAINED AND ENACTED AS FOLLOWS:

1.        The zoning of the property listed below, map attached as Exhibit "A", is changed from its current zoning classification of B-1 to C-2 Highway Commercial zoning classification.

B-1 to C-2            322-P-13

2.        The Official Zoning Map of the Township of South Fayette shall be changed to reflect these zoning changes.

3.        The proper officials of the Township of South Fayette are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.

4.        All ordinances and parts of ordinances inconsistent with the terms of this Ordinance are hereby repealed; provided, however, that such repeals shall only be to the extent of such inconsistency and in all other aspects, this Ordinance shall be cumulative with the other ordinances regulating and governing the subject matter covered by this Ordinance.

5. If any section or provision or parts thereof in this Ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Ordinance as a whole or any other section or provision or part thereof.

6. This Ordinance shall be in full force and effect from and after its passage and publication as required.

ORDAINED AND ENACTED INTO LAW, this 10<sup>th</sup> day of May, 2017.

Attest:

  
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RYAN T. EGGLESTON  
TOWNSHIP SECRETARY

TOWNSHIP OF SOUTH FAYETTE

By:   
\_\_\_\_\_  
JOSEPH HOROWITZ, CHAIRMAN  
BOARD OF COMMISSIONERS

Parcel ID :0322-P-00013-0000-00  
Property Address :3117 WASHINGTON PIKE  
BRIDGEVILLE, PA 15017  
Alternate ID :9946-X-01371-0000-00

Municipality :946 South Fayette  
Owner Name :BURSCA FRONTGATE LP

# EXHIBIT A

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

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