

Memorandum

To: Board of Commissioners



Date: April 5, 2022

From: Ryan Fonzi, Director of Planning & Zoning

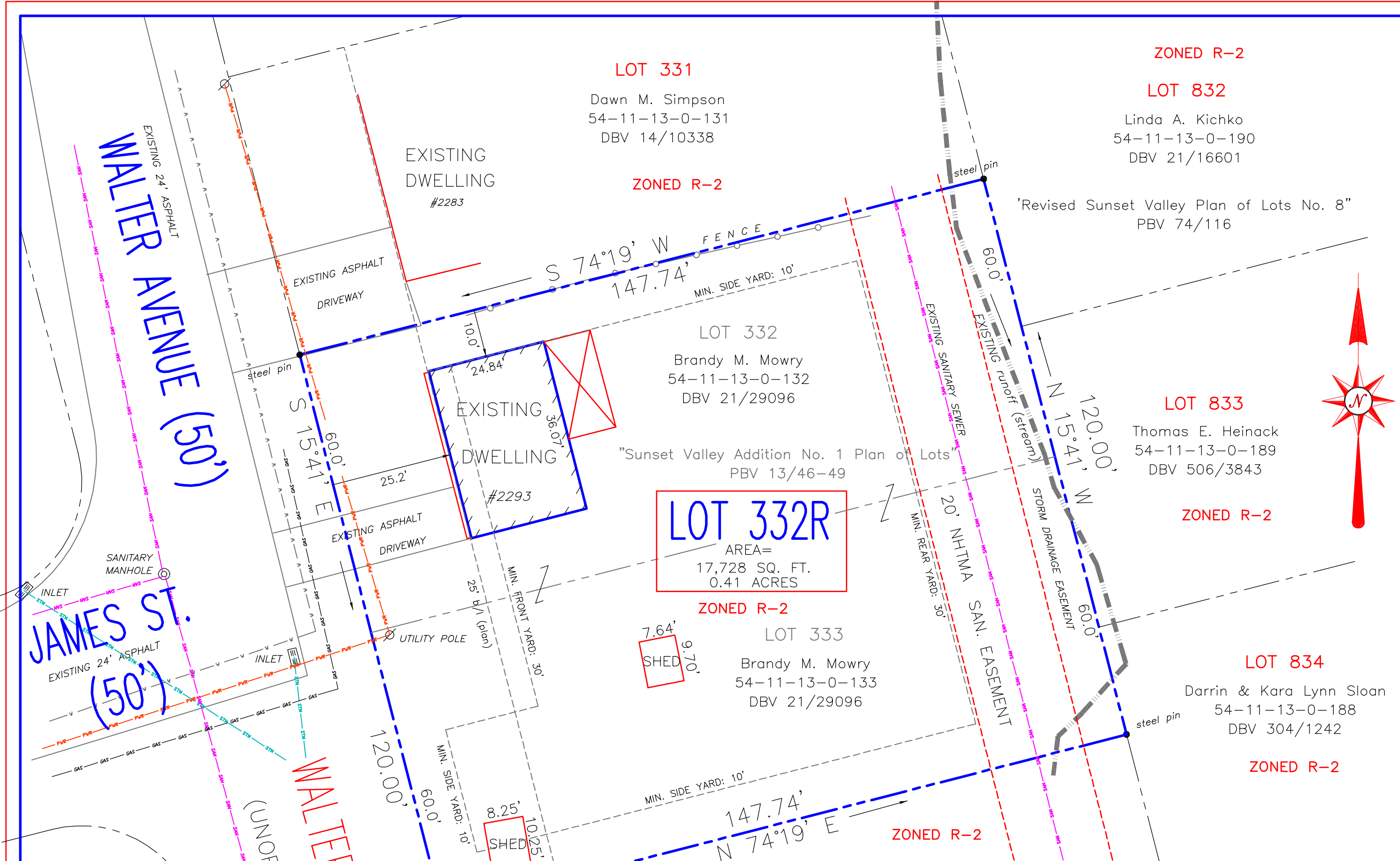
CC: Michael Turley, Interim Township Manager
Robert Robinson, P.E., Interim Township Engineer

RE: S-04-2022, Mowry Consolidation, Walter Street, R-2 Zoning

This is a lot consolidation involving two adjoining lots at the intersection of Walter Street and James Street in Sunset Valley. Both lots are owned by Brandy Mowry who resides on site at 2293 Walter Street. She would like to consolidate both lots into one to accommodate a shed that is already on the lot next to her home. This action will make the shed a legal structure.

After the consolidation, the resulting lot will be 0.41 acres in size and will exceed the minimum dimensional requirements for an R-2 district.

At their April 4th, 2022 meeting, the Planning Commission recommended this plan for approval with no conditions.



BE IT KNOWN BY ALL MEN PRESENT:
 THAT I, THE UNDERSIGNED, OF NORTH HUNTINGDON TWP., WESTMORELAND COUNTY, PENNSYLVANIA, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND SITUATE IN THE TOWNSHIP OF NORTH HUNTINGDON, WESTMORELAND COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS, ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC AND I SHALL MAKE NO CLAIM FOR DAMAGES BY CONSTRUCTION ON SAID DEDICATED LANDS BY THE PROPER AUTHORITIES. THESE DEDICATIONS, RELEASE AND PLAN OF LOTS SHALL BE BINDING UPON MY HEIRS, SUCCESSORS AND ASSIGNS.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.
 ATTEST: _____
 WITNESS _____
Brandy M. Mowry

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF WESTMORELAND) SS:
 THE ABOVE NAMED: **Brandy M. Mowry** APPEARED PERSONALLY BEFORE ME, A NOTARY PUBLIC OF SAID COMMONWEALTH AND COUNTY, AND ACKNOWLEDGED THE FOREGOING PLAN OF LOTS, RELEASES AND DEDICATIONS TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.
 MY COMMISSION EXPIRES _____
 THE _____ DAY OF _____, 20____.
 _____ NOTARY SEAL

APPROVED BY THE NORTH HUNTINGDON TWP. BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 20____. THE BOARD OF COMMISSIONERS HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF NORTH HUNTINGDON ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SUCH STREETS OR WAYS AS TOWNSHIP STREETS OR WAYS OR TO GRADE, PAVE AND CURB THE STREETS OR WAYS IN SAID PLAN OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR WAYS.
 (SEAL)

 SECRETARY PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF WESTMORELAND) SS:
 RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN

SAID COUNTY IN THE INSTRUMENT No. _____
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

 RECORDER

REVIEWED BY THE WESTMORELAND COUNTY PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

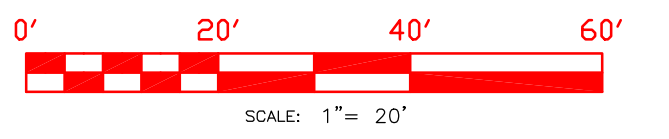
 DIRECTOR

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF NORTH HUNTINGDON THIS _____ DAY OF _____, 20____.

 SECRETARY CHAIRPERSON

I, ROBERT R. DeGLAU, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
 I FURTHER CERTIFY THAT THIS PLAN MEETS WITH THE REQUIREMENTS OF ALL ORDINANCES OF THE TOWNSHIP OF NORTH HUNTINGDON WHICH AFFECT THIS PLAN.

12-14-2021 DATE ROBERT R. DeGLAU REGISTRATION NUMBER SU-042317-R



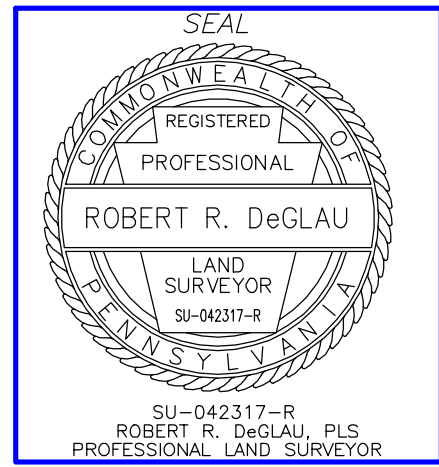
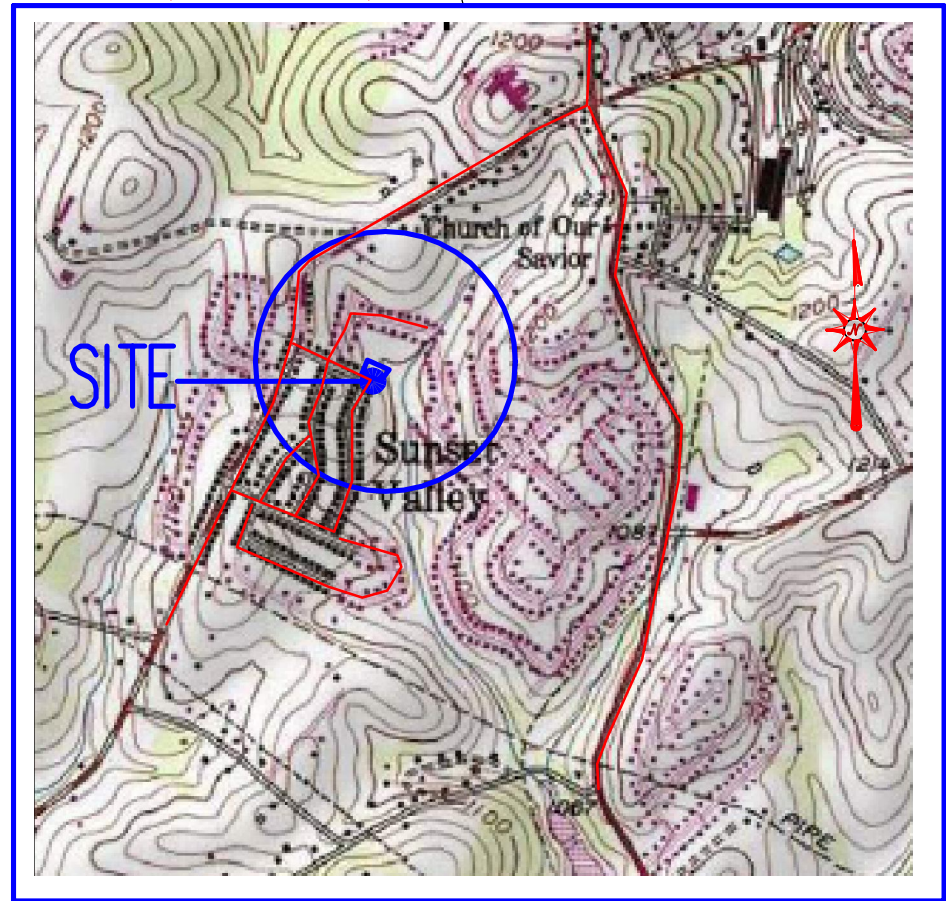
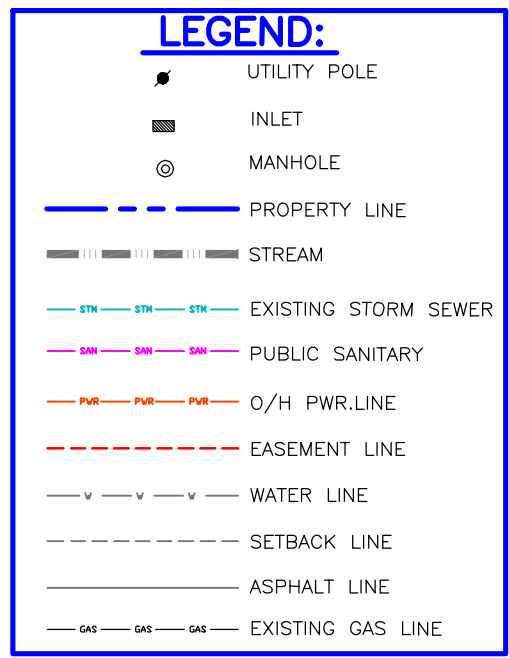
GENERAL NOTES:
GENERAL PURPOSE OF SUBDIVISION:
 COMBINE LOT 332-333 INTO ONE LOT AS SHOWN.
 "Sunset Valley Addition No. 1 Plan of Lots"
 PBV 13/46-49
(ORIGINAL) LAND AREAS:
 54-11-13-0-132 DBV 21/29096 0.205 AC. 8,864 SQ. FT.
 54-11-13-0-133 DBV 21/29096 0.205 AC. 8,864 SQ. FT.
 TOTAL AREA (IN PLAN) = 0.41 acres

NEW LOT 332R =
17,728 SQ. FT.
0.41 ACRES

AVAILABLE PUBLIC UTILITIES:
 WATER - PUBLIC (MAWC)
 SANITARY - PUBLIC (NHTMA)
 POWER - ALLEGHENY PWR.
 GAS - COLUMBIA GAS CO.

PROPERTY OWNER:
 Brandy M. Mowry
 2293 WALTER ST.
 N.HUNTINGDON, PA. 15642
STATISTICS:
R-2
 MIN. FRONT YARD: 30'
 MIN. SIDE YARD: 10'
 MIN. REAR YARD: 30'
 MIN. WIDTH = 65'
 MIN. LOT AREA = 10,000 SFT.
 MIN. LOT COVERAGE = 25%

Act 287 General Assembly
CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776
 Requires owner/contractor insure utility companies are notified to verify exact locations of all utilities, right of ways before any excavation/fill on this site.



DATE: 12-14-2021
 SCALE: 1" = 20'
 DRAWN BY: RRD
 DWG. FILE: 21-0108
 SHEET No. 1 OF 1
 REVISED:
 1) 03-09-2022

MOWRY CONSOLIDATION PLAN
 PREPARED FOR
Brandy M. Mowry
 SITUATE IN
NORTH HUNTINGDON TWP. - WESTMORELAND CO.
 PENNSYLVANIA

APPROVED BY:
 ROBERT R. DeGLAU, PLS
 ALL RIGHTS RESERVED DO NOT DUPLICATE

ALLSTATE MAPPING INC.
 SURVEYORS • PLANNERS • CONSULTANTS
 PO BOX 422
 IRWIN, PA.
 (412) 829-2607 • (724) 863-8558 • FAX (724) 863-4939

JOB No.
21-0108