

# Memorandum

To: Board of Commissioners



Date: April 6, 2022

From: Ryan Fonzi, Director of Planning & Zoning

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

RE: S-06-2022, Rebich Subdivision, First Street/Walthour Drive, R-3 Zoning

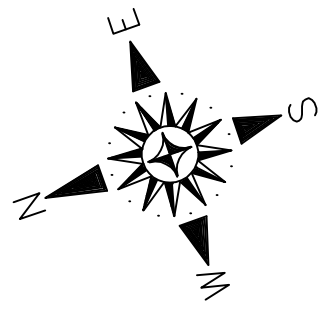
---

This is a subdivision creating one new single-family lot at the intersection of First Street and Walthour Drive. Judy Rebich owns 6.242 acres located at 1021 First Street. Her property is identified as Lot 1 of the Rebich-Dykta Plan of Subdivision that was approved by the Board of Commissioners in December of 2019.

Ms. Rebich would like to subdivide off 2.133 acres to create a new vacant lot that has road frontage on Walthour Drive. A portion of the proposed lot was part of the original Walthour Subdivision dating back to 2006. Therefore, there is still an extra sanitary sewer tap from the original approval that this new lot can utilize. NHTMA has already confirmed the extra tap so further sewage planning won't be necessary.

After the subdivision, the Rebich lot will be reduced to 4.109 acres and both lots still meet the minimum dimensional requirements for an R-3 district.

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



NOW OR FORMERLY  
WILLIAM D. JR., & LINDA J. FAWCETT  
D.B.V. 2917, PAGE 216  
TAX MAP-54-08-00-0-013  
ZONED - R-3

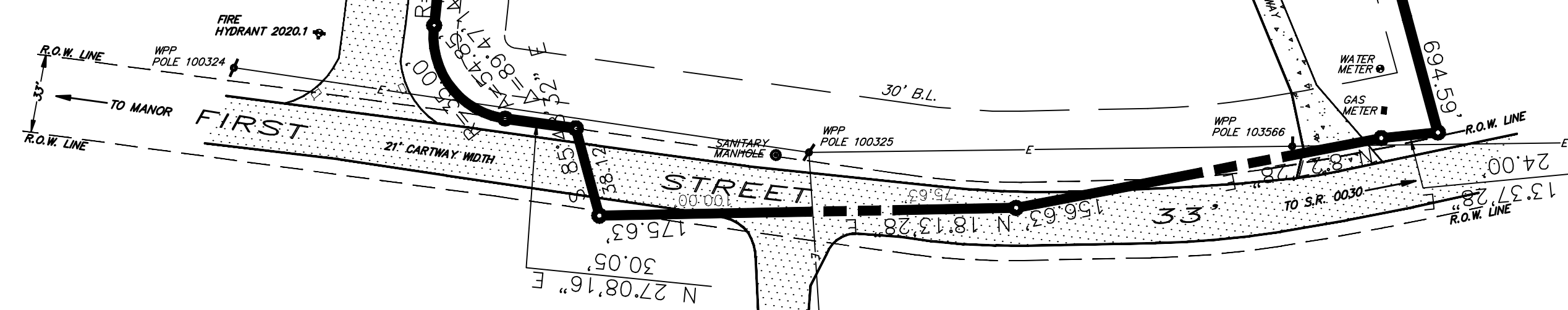
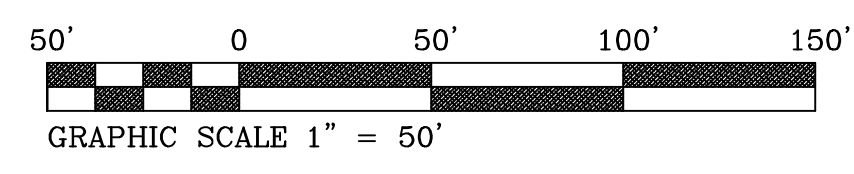


- LEGEND**
- ALLGHENY POWER TRANSFORMER BOX
  - VERIZON PEDESTAL BOX
  - ⊕ FIRE HYDRANT
  - ⚡ UTILITY POLE
  - E— OVERHEAD ELECTRIC LINE
  - SANITARY MANHOLE
  - SANITARY CLEAN-OUT
  - SANITARY SEWER LINE
  - STORM SEWER INLET
  - WATER METER
  - GAS METER
  - FENCE
  - CONCRETE PAVEMENT
  - BITUMINOUS PAVEMENT

NOTE: THIS SURVEY IS ALIGNED TO THE SURVEY MERIDIAN ESTABLISHED IN THE WALTHOUR PROPERTY SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 200602270008888 ALONG THE SOUTHERLY LINE BEARING S 85°48'32" E.

● DENOTES IRON PIN CORNERS TO BE SET UPON PLAN APPROVAL.

NOTE: PROPERTY CORNER MONUMENTATION (IRON PINS) TO BE SET WHERE FEASIBLE UPON FINAL PLAN APPROVAL.



|  |  |                           |
|--|--|---------------------------|
| NORTH HUNTINGDON TOWNSHIP WESTMORELAND COUNTY, PA. |  |                           |
| DRAWN:   | JUDY A. REBICH<br>PLAN OF SUBDIVISION<br>PREPARED FOR<br>SUZANNE A. McCURDY<br>AND<br>GREGGERY J. SWIANTEK | DATE:<br>FEBRUARY<br>2022 |
| CHECKED:   | R.R.B.   | SCALE:<br>1" = 50'        |
| JOB NO.  | VICTOR P. REGOLA AND ASSOCIATES INC.<br>402 CLAWSON AVENUE<br>YOUNGWOOD (724) 925-6440 PENNSYLVANIA        | SHEET NO.<br>2 OF 2       |

SURVEY IS NOT VALID WITHOUT SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK OVER THE RAISED SURVEYOR'S SEAL.

COPYRIGHT © 2022 ALL RIGHTS RESERVED DO NOT DUPLICATE