

# 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-07-2022, Cipra Subdivision, Cipra Lane R-3 Zoning

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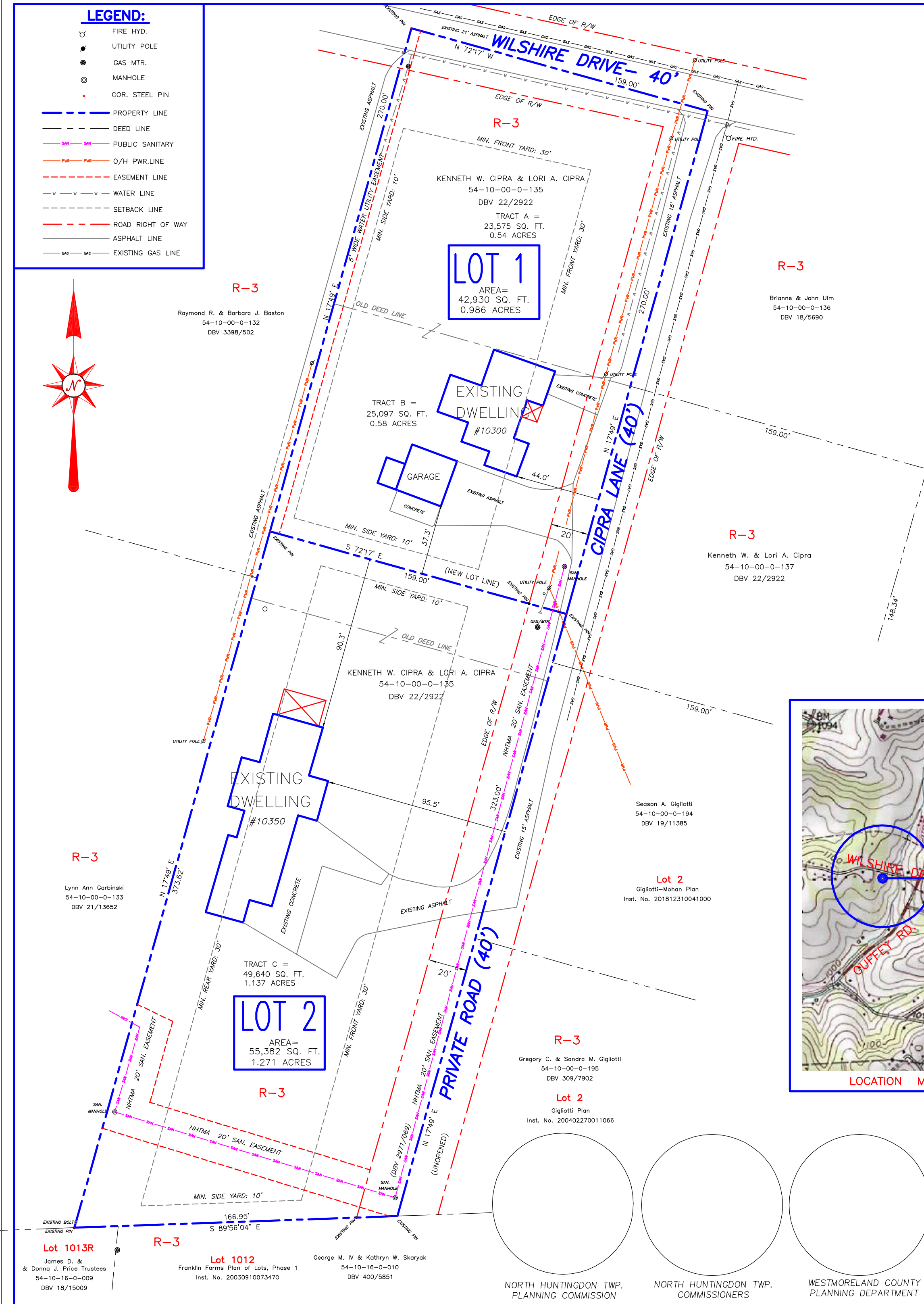
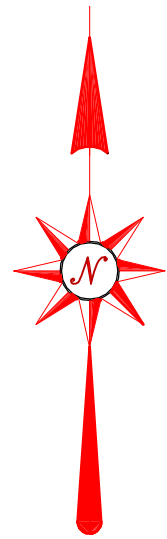
This is a subdivision creating one new lot on Cipra Lane. Kenneth and Lori Cipra of 10350 Cipra Lane currently own 2.257 acres. This existing lot is non-conforming as it contains two dwellings. This subdivision will assure that each home is on its own lot. However, each structure will still be in violation of a building setback so they are both considered legal non-conforming structures because they predate the current zoning ordinance.

Both homes currently have their own sewage taps and no further sewage planning is required despite the creation of an extra lot. After the subdivision, proposed Lot 1 will be 0.986 acres and proposed Lot 2 will be 1.271 acres in size. 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.

**LEGEND:**

- FIRE HYD.
- UTILITY POLE
- GAS MTR.
- MANHOLE
- COR. STEEL PIN
- PROPERTY LINE
- DEED LINE
- PUBLIC SANITARY
- O/H PWR. LINE
- EASEMENT LINE
- WATER LINE
- SETBACK LINE
- ROAD RIGHT OF WAY
- ASPHALT LINE
- EXISTING GAS LINE



**GENERAL NOTES:**  
**GENERAL PURPOSE OF SUBDIVISION:**  
 COMBINE THREE DEEDS INTO TWO LOTS AS SHOWN.  
 (ORIGINAL) LAND AREAS:  
 TRACT A = 23,575 SQ. FT. 0.54 ACRES  
 TRACT B = 25,097 SQ. FT. 0.58 ACRES  
 TRACT C = 49,640 SQ. FT. 1.137 ACRES

**CURRENT LAND AREAS:**  
 TOTAL AREA (IN PLAN) = **98,312 SQ. FT. 2.257 ACRES**

**PROPOSED LOT LAND AREAS:**  
**LOT 1** 42,930 SQ. FT. 0.986 ACRES  
**LOT 2** 55,382 SQ. FT. 1.271 ACRES  
**TOTAL AREA = 98,312 SQ. FT. 2.257 ACRES**

**TITLE INFO:**  
 KENNETH W. CIPRA & LORI A. CIPRA  
 54-10-00-0-135  
 DBV 22/2922

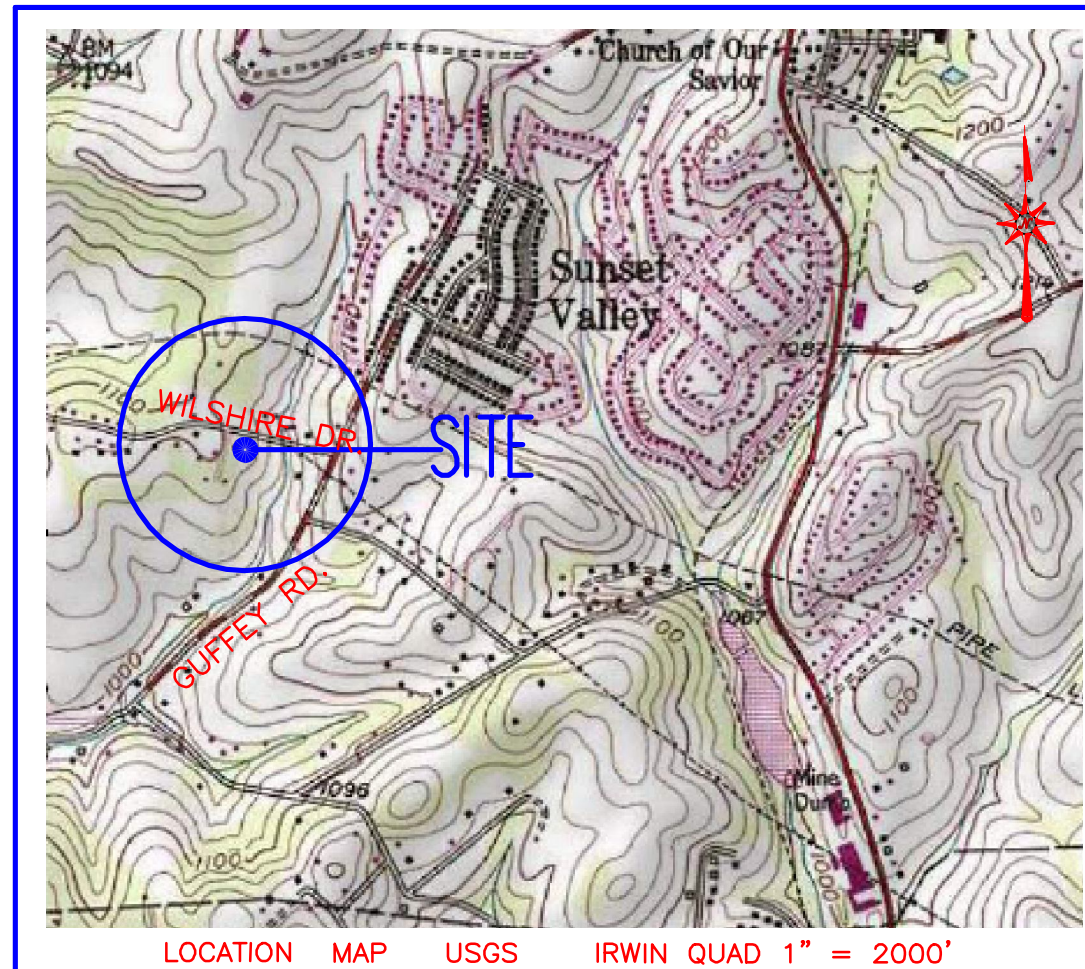
**AVAILABLE PUBLIC UTILITIES:**  
 WATER - PUBLIC (MAWC)  
 SANITARY - PUBLIC (NHTMA)  
 POWER - ALLEGHENY PWR.  
 GAS - COLUMBIA GAS CO.

**PROPERTY OWNER:**  
 KENNETH W. CIPRA & LORI A. CIPRA  
 10350 CIPRA LANE  
 N. HUNTINGDON, PA. 15642

**STATISTICS:**  
**R-3**  
 MIN. FRONT YARD: 30'  
 MIN. SIDE YARD: 10'  
 MIN. REAR YARD: 30'  
 MIN. WIDTH = 100'  
 MIN. LOT AREA = 20,000 SFT.  
 MIN. LOT COVERAGE = 25%

**PA. 1-CALL**  
 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.*



BE IT KNOWN BY ALL MEN PRESENT:  
 THAT WE, 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 OUR PLAN OF LOTS, ALL STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC AND WE 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 OUR HEIRS, SUCCESSORS AND ASSIGNS.

WITNESS MY HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_  
 WITNESS **KENNETH W. CIPRA & LORI A. CIPRA**

COMMONWEALTH OF PENNSYLVANIA )  
 COUNTY OF WESTMORELAND ) SS:

THE ABOVE NAMED: **KENNETH W. CIPRA & LORI A. CIPRA** APPEARED PERSONALLY BEFORE ME, A NOTARY PUBLIC OF SAID COMMONWEALTH AND COUNTY, AND ACKNOWLEDGED THE FOREGOING PLAN OF LOTS, RELEASES AND DEDICATIONS TO BE THEIR 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

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 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
 RECORDER

REVIEWED BY THE WESTMORELAND COUNTY PLANNING DEPARTMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
 DIRECTOR

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF NORTH HUNTINGDON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
 CHAIRPERSON

\_\_\_\_\_  
 SECRETARY

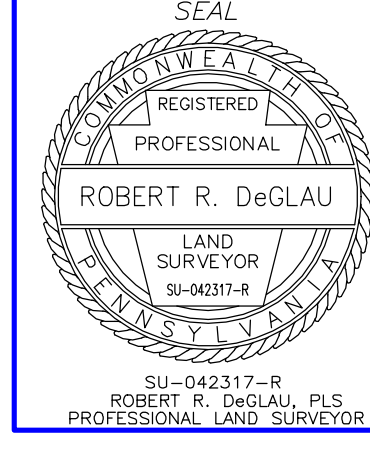
I, ROBERT R. DeGLAU, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAN MEETS WITH THE REQUIREMENTS OF ALL ORDINANCES OF THE TOWNSHIP OF NORTH HUNTINGDON WHICH AFFECT THIS PLAN.

02-14-2022 DATE ROBERT R. DeGLAU SU-042317-R REGISTRATION NUMBER

NOTICE TO ALL OWNERS/PURCHASERS:  
 There are certain existing easements crossing this Parcel which were apparent from a surface inspection of the premises. The utility and any other easements shall remain as they appear in prior instruments of record, physical location and recorded plot. Owners of lots in this Parcel/Plan take title subject to these easements.

0' 40' 80' 120'  
 SCALE: 1" = 40'



DATE: 02-14-2022  
 SCALE: 1" = 40'  
 DRAWN BY: RRD  
 DWG. FILE: 22-0024  
 SHEET No. 1 OF 1

REVISED:  
 1) 03-12-2022  
 2) 03-18-2022

**CIPRA LOT REVISION PLAN**  
 PREPARED FOR  
**KENNETH W. CIPRA & LORI A. CIPRA**  
 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.  
**22-0024**

\_\_\_\_\_  
 NORTH HUNTINGDON TWP. PLANNING COMMISSION

\_\_\_\_\_  
 NORTH HUNTINGDON TWP. COMMISSIONERS

\_\_\_\_\_  
 WESTMORELAND COUNTY PLANNING DEPARTMENT

\_\_\_\_\_  
 RECORDER

**Lot 1013R**  
 James D. & Donna J. Price Trustees  
 54-10-16-0-009  
 DBV 18/15009

**Lot 1012**  
 Franklin Farms Plan of Lots, Phase 1  
 Inst. No. 20030910073470

George M. IV & Kathryn W. Skaryak  
 54-10-16-0-010  
 DBV 400/5851