



TOWNSHIP OF NEWTOWN
DELAWARE COUNTY, PENNSYLVANIA
ORDINANCE NO. 2017-02

AN ORDINANCE OF THE TOWNSHIP OF NEWTOWN, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE "CODE OF THE TOWNSHIP OF NEWTOWN", CHAPTER 172, ZONING, BY AMENDING THE ZONING ORDINANCE AS AMENDED, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING CLASSIFICATION OF 4027- 4029 WEST CHESTER PIKE FROM THE EXISTING CLASSIFICATION OF R-1 RESIDENCE DISTRICT (R-1) TO A CLASSIFICATION OF C-1 COMMERCIAL DISTRICT. LEGAL DESCRIPTIONS OF THE PROPERTIES HEREBY RE-ZONED ARE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

The Board of Supervisors of the Township of Newtown, Delaware County, Pennsylvania, does hereby ENACT AND ORDAIN THAT:

Section 1. The "Code of the Township of Newtown", specifically the Zoning Ordinance, Chapter 172 as amended, and the Zoning Map of the Township of Newtown, are hereby amended by changing the zoning classification of the following described lands from R-1 Residence District (R-1) to C-1 Commercial District (C-1): ALL THAT CERTAIN parcel(s) of ground SITUATE in the Township of Newtown, County of Delaware and Commonwealth of Pennsylvania, described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. The Township Engineer and/or Land Planner is directed to revise the Zoning Map of Newtown Township, Delaware County, Pennsylvania, to incorporate the change of the above described property from a classification of R-1 Residence District (R-1) to C-1 Commercial District (C-1).

Section 3. All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

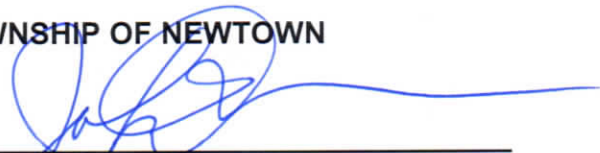
ENACTED AND ORDAINED THIS 27th day of November, 2017.

ATTEST:

TOWNSHIP OF NEWTOWN



BY: Stephen M. Nease
Township Manager



BY: John A. Nawn, P.E.
Chairman, Board of Supervisors



ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Newtown, County of Delaware, and Commonwealth of Pennsylvania, and described according to a Plan of Samuel E. Kirk Estate, made by G. D. RoUtman and Son, Civil Engineere, of Media, Pennsylvania, on December 7, 1953, and revised December 18:1953,

stqLEET at a point in the center line of West Chester Pike One hundred twenty feet wide measured the two following courses and

distances along the center line of said Pike from its intersection with the center line of Boot Road fifty feet wide: (1) from said point of intersection along the arc of a circle AnrYing.tP.the left.laeirg a radius of One thoueand one hundred forty six and twenty eight one-hundredths feet the arc distance of Four Hundred eighty eix and fifteen one-hundredths feet to a point of tangent; (2) South fifty seven degrees, forty minutes, fifty nine seconds West Nine hundred eighty seven and forty six one-hundredths feet to the point and place of beginning; thence extending from said beginning point and along the center line of Vest Cheater Pike South Fifty seven degrees, forty minutes, fifty nine Seconds West One hundred twenty feet and fourteen one-hundredths of a foot to a point; thence extending North thirty two degrees, nineteen minutes, one second West Four hundred twenty four arid forty three, one-hundredths feet to a point; thence extending North seventy five degrees, eighteen minutes East One hundred twenty six and five one-hundredths feet to a point; thence extending South thirty two degrees, nineteen minutes, one second East Three hundred eighty six and twenty nine one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot #6 on said plan. _____

and

(continued on next page)

EXHIBIT "A"

Page 1 of 2

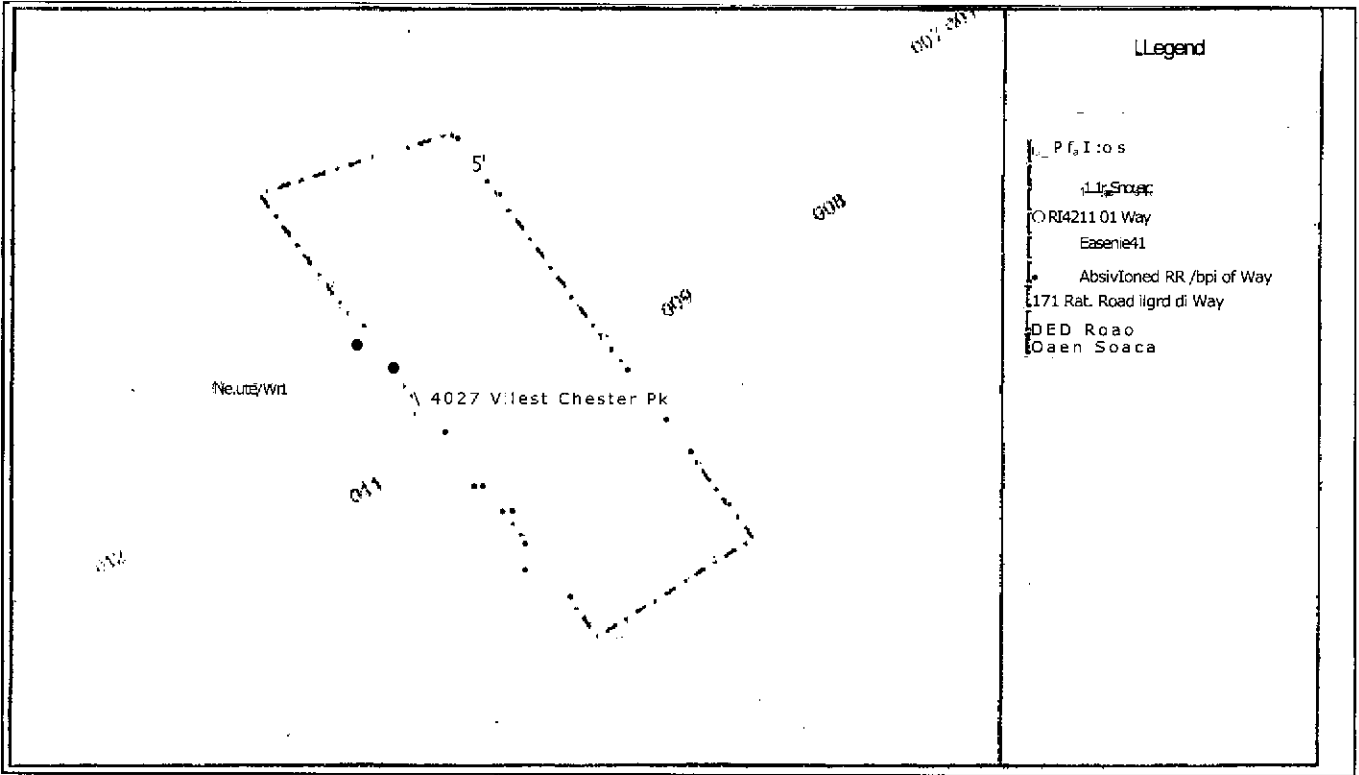
ALL THAT CERTAIN lot or piece of ground SITUATE in the Township of Sewickley, IN the County of Allegheny and Commonwealth of Pennsylvania, and described according to a Plan of Samuel E. Mirk Estate; made by G. D. Routman and Son, Civil Engineers, Media, Pennsylvania, on December 7, 1953, and revised December 18, 1953, as follows: _____

- • IIG at a point in the center line of West Chester Pike (one hundred feet wide) measured the two following courses and distances along the center line of said Pike from its intersection with the center line of Soot Road (fifty feet wide) from said point of intersection along the arc of a circle to the left having a radius of one hundred and forty-two feet and twenty-eight one-hundredths feet the distance of one hundred and eighty-six and fifteen one-hundredths feet to a point of tangent; (2) South Fifty-seven degrees, forty minutes, and nine seconds West eight hundred sixty-two and thirty-two one-hundredths feet to the point and place of beginning; thence extending from said beginning point' And along the center line of West Chester Pike South Fifty-seven degrees, forty minutes, fifty-nine seconds' Meet one hundred and twenty feet and one-tenth one-hundredths of a foot to a point; thence extending North Thirty-two degrees, nineteen minutes, one second West Three hundred and twenty-six and twenty-nine one-hundredths feet to a point; thence extending North Seventy-five degrees, eleven minutes, one second East one hundred twenty-two and five one-hundredths feet to a point; thence extending South Forty-two degrees, nineteen minutes, one second East Three hundred and forty-eight and fifteen one-hundredths feet to the first mentioned point and place of

'known as Lot No. 7 on said Plan. _____

EXHIBIT "A"

Page 2 of 2



Folio*	30000284101
Card#	0
Latest Sale	25-SEP-1961
Sale Price	0
Style	
Stories	0
Exterior Wall	
Year Built	0
Year Remodeled	0
Total rooms	
Bed Rooms	0
Bath Rooms	0
Half Baths	
Family Rooms	0
Living Units	
Basement	
Basement Warne	0

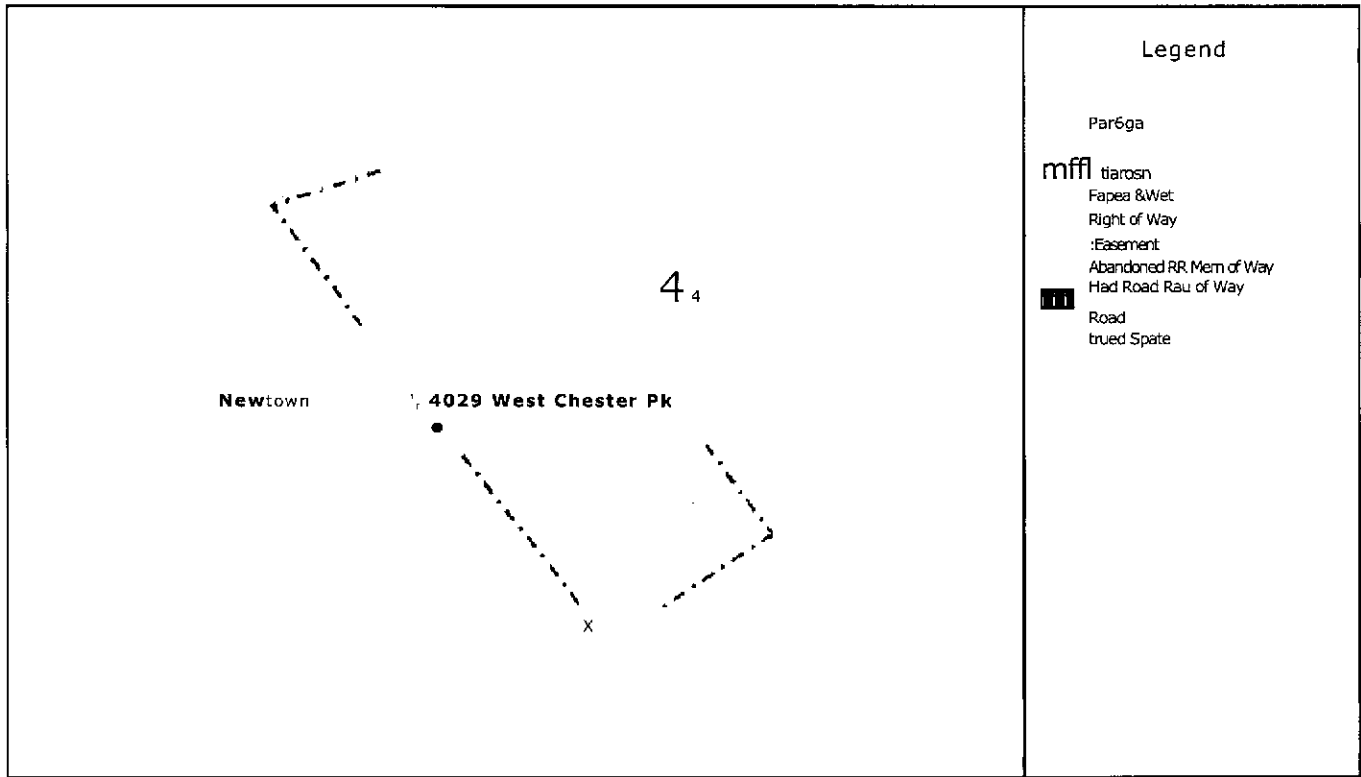
Property Report

Daylight Bsmt	
Heating Type	
Fuel Type	
Heating System	
WB Fireplace Openings	0
WB Fireplace Stacks	0
PRE-FAB Fireplace.	0
Square Footage	0
Acreage	1.0180
Land Use Code	R-00
Tax Dist. Code	30
School Dist. Code	06
Utility Code1	PUBLIC WATER
Utility Code2	
Utility Code3	
Parking	NONE

This map is intended for display purposes only and is not intended for any legal representations.

This is fee based service.
 8 x 11 - \$7.00
 22 x 34 - \$15.00
 34 x 44 - \$20.00

[Print](#) Close



Property Report

Folio*	30000025900
Card*	1
Latest Sale	25-SEP-1961
Sale Price	0
Style	RANCH
Stories	1
Exterior Wall	BRICK
Year Built	1955
Year Remodeled	
Total rooms	7
Bed Rooms	3
Bath Rooms	2
Hair Baths	0
Family Rooms	0
Living Units	1
Basement	FULL
Basement Garage	

Daylight Bsmt	
Heating Type	CENTRAL
Fuel Type	OIL
Heating System	HOT WATER
WS Fireplace Openings	1
WE Fireplace Stacks	1
PRE-FAB Fireplaces	1
Square Footage	1317
Acreage	0.9280
Land Use Code	R-10
Tax Dist. Code	30
School Dist. Code	06
Utility Code1	WELL
Utility Code2	SEPTIC
Utility Code3	
Parking	OFF STREET

This map is intended for display purposes only and is not intended for any legal representations.

This is fee based service.
 8 x 11 - \$7.00
 22 x 34 - \$15.00
 34 x 44 - \$20.00

Print Close



WILMINGTON
TOWNSHIP
CHESTER COUNTY

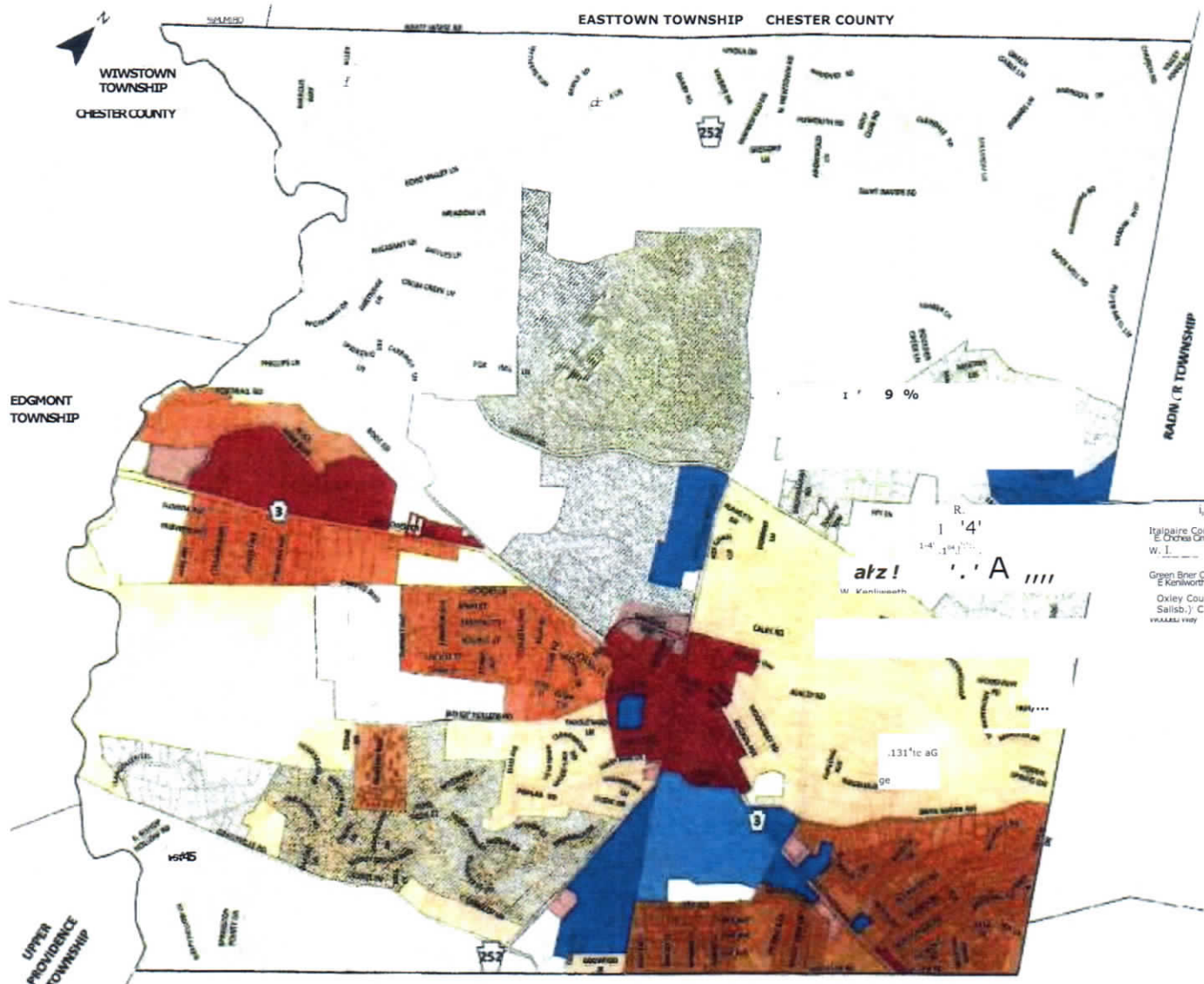
EASTTOWN TOWNSHIP CHESTER COUNTY

EDGMONT
TOWNSHIP

RADNOR TOWNSHIP

UPPER
PROVIDENCE
TOWNSHIP

MARPLETOWNSHIP



Italigains Court
 E. Orcha Grde
 W. I. Chaim
 Green Brier Cowl
 E. Kirtland
 Oxley Court
 Salsb. C.
 W. Marlborough

1" = 90'

at 1' 4" W. Kirtland

.131' ac ag



Google Earth

4029 West Chester Pike

© 2014 Google

kg, TEAT OBRTA lot or piece of 000. Minim in the Teenshd0 of
 WepteeMORFir15f7be 0004 and. Sonnenwatlth of **POLUIPYLVANU, g#0, 4044**, :- cribad
 according to a Plan of RoAuel B. Kirk Alataate, ' med.'s byS.D., BOUT-man and
 .Son, OlVil Engineers, Media, PetnAylvanie, on December 7, 19534
 and revised. 18, 1933, as follows: _____

MY# at a point in the center line of West nester Pike (one
 hundred twenty feet wide) meaured the two falowing courses and
 distances along the center line of said Pike tromits' intereection
 with the center Unit of Boot Road. (fif'y feet wide)t- (1) from
 *Midpoint of intersection along the arc Of a Circle curving to the left having a
 radius of One thou-sard forty-alas and twenty-pdght onettundredthefee the
 arc distance of Four hundred eighty-tit and fifteen egehundredthe feet to a
 point of tangent (4) • SoUth Fifty-ssyon degreeS; forty minutes,
 tiftyt-nine aseende Test Bight hundred sixty--seven ahlit thirty %-twe onem-
 tunilredthe feet to the point and place of beginning,, thence extending from
 said begrailg point and along the center line of Wcst Shestor Pike South
 Fifty-seVen deg;oes, terty minutes, fifty-nine seconds West One hundred
 twenty feet and fear-teen one hundredths of a foot lib a point; thence
 eXtending Worth Thirty-two degrees, nineteen minuted, one second. West Three
 bUndred eighty-Six' and twenty-Aine one-hundredths feet to a spintl thence
 extending North Seventy-fiva degrees, eightean Minntes Bast one hundred
 twenty-sixa44 five one-hundredths foot to a point; thence extending South
 Thdrtytwo degrees, nineteen qintuos, one ^{second} Bast Three tundred terty-
 eight,ami, fifteen one-hundredths feet to the flOtt Mentioned point and plade
 of beginning.

4gUnknown as Lot No. 7 on said Plan. _____

EXHIBIT "A"

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LIST OF PROPERTY OWNERS WITHIN 600 FEET

Edwin & Grace V. Borgh, Jr.
41 Boot Road
Newtown Square, PA 19073

Wright Family Partnership LP
c/o Elizabeth Lister
3404 B. Horton Road
Newtown Square, PA 19073

Rockhill Real Estate IV LP
4005 West Chester Pike
Newtown Square 19073

Criddle Jeanne K. Residuary Trust
c/o Kirk J. Worrell
PO Box 10885
Greensboro, NC 27404

Edward & Mary Maguire
9 Woodcroft Road
Havertown, PA 19083

William E. & Lora Keating
4028 West Chester Pike
Newtown Square, PA 19073

Newtown Township
209 Bishop Hollow Road
Newtown Square, PA 19073

Christopher A. & Yvette D. Pecoraro
30 Boot Road
Newtown Square, PA 19073

Frank B. & Kristen L. Gentile
4020 West Chester Pike
Newtown Square, PA 19073

JLI Real Estate LP
3 Gartley Drive
Newtown Square, PA 19073

Liam J. & Geraldine A. McPeake
4018 West Chester Pike
Newtown Square, PA 19073

Louis J. & Winnie J. Mostardi
4033 West Chester Pike
Newtown Square, PA 19073

Veronica H. Heron
4022 West Chester Pike
Newtown Square, PA 19073

Paul P. & Colleen C. Martin
PO Box 70
Edgemont, PA 19028

William R. Keating
206 Arden Road
Broomall, PA 19008

Springton Lake Montessori
School Inc.
4102 West Chester Pike
Newtown Square, PA 19073

James R. & Monica K. Regnier
4104 West Chester Pike
Newtown Square, PA 19073

Newtown Lot A LP
1001 Baltimore Pike
Springfield, PA 19064

Denise DeMarco
4124 West Chester Pike
Newtown Square, PA 19073

Kevin F. & Danielle L. Dengler
4126 West Chester Pike
Newtown Square, PA 19073

James J. & Jennifer L. Buckley, III
4128 West Chester Pike
Newtown Square, PA 19073

SAP America, Inc.
3999 West Chester Pike
Newtown Square, PA 19073