

TILDEN TOWNSHIP ORDINANCE #77, 1990

AN ORDINANCE AMENDING THE TILDEN TOWNSHIP  
ZONING ORDINANCE OF 1973 AND ZONING MAP  
TO CHANGE TO ZONING CLASSIFICATION OF CERTAIN  
REAL ESTATE OWNED BY GARY E. HAGY  
FROM L-I (LIMITED INDUSTRIAL DISTRICT)  
TO R-2 (SINGLE-FAMILY RESIDENTIAL DISTRICT)  
AND TO R-4 (MULTI-FAMILY RESIDENTIAL DISTRICT)

The Board of Supervisors of Tilden Township, Berks County, Pennsylvania, hereby adopts and enacts the following Ordinance under authority of the Pennsylvania Municipalities Planning Code.

1. The Tilden Township Zoning Ordinance of 1973 and Zoning Map, adopted and enacted October 1, 1973, effective November 1, 1973, as previously amended, are hereby further amended to change the zoning classification of two (2) parcel real estate, located on Hill Drive in Tilden Township and owned by Gary E. Hagy, from the zoning classification of L-I (Limited Industrial) to the zoning classifications of R-2 (Single-Family Residential) and R-4 (Multi-Family Residential), as provided in this ordinance.

2. A legal description of the real estate to be changed from the zoning classification of L-I (Limited Industrial) to R-2 (Single-Family Residential) is as follows:

ALL THAT CERTAIN parcel of land on the East side of Township Road T-744, situate in Tilden Township, Berks County, Pennsylvania, being more fully described as PURPART #1 (Lot E-2) on a survey by Ludgate Engineering Corporation, Plan No. D-4225, dated August 28, 1987, bounded and described as follows, to wit:

BEGINNING AT A RAILROAD SPIKE in the pavement of Township Road T-744, a corner of lands now or late of Rudolph Letsche, Jr. and Marvellen Letsche; thence in the pavement of T-744, the five following courses and distances:

1. North 19 degrees 53 minutes 00 seconds West, 93.67' to a point of curvature,
2. By a tangent curve to the right, having a radius of

145.00', a central angle of 51 degrees 19 minutes 10 seconds, and an arc length of 129.88' to a point of compound curvature,

3. By a compound curve to the right, having a radius of 254.00' a central angle of 37 degrees 51 minutes 40 seconds and an arc length of 167.84' to a point of tangency,
4. North 69 degrees 09 minutes 00 seconds East, 594.89' to a point of curvature,
5. By a tangent curve to the left having a radius of 80.00', a central angle of 93 degrees 50 minutes 00 seconds and an arc length of 131.02' to a point, a corner of Purpart #2, described as (Lot E-1) on the above referenced plan of survey by Ludgate Engineering Corporation;

thence along Purpart #2 (Lot E-1) the two following courses and distances:

1. North 65 degrees 19 minutes 00 seconds East, 20.00' to a point,
2. North 77 degrees 51 minutes 25 seconds East, 540.66' to an iron stake, a corner of lands of Rudolph Letsche and Marvellen Letsche, his wife;

thence along lands of Letsche, the four following courses and distances:

1. North 72 degrees 38 minutes 20 seconds East, 90.50' to an iron pin,
2. South 14 degrees 18 minutes 22 seconds East, 424.05' to a 36" hardwood tree,
3. South 78 degrees 44 minutes 20 seconds West, 1089.00' to an iron pin,
4. South 66 degrees 30 minutes 25 seconds West, 411.21' to a railroad spike, the place of Beginning.

CONTAINING 11.21 acres.

BEING the same premises which Gary E. Hagy, by deed dated September 29, 1987 and recorded September 29, 1987 in Berks County Deed Book 1966, page 697, et seq., granted and conveyed to Gary E. Hagy.

3. A legal description of the real estate to be changed

from the zoning classification of L-I (Limited Industrial) to R-4 (Multi-Family Residential) is as follows:

ALL THAT CERTAIN parcel of land on the East side of Township Road T-744, situate in Tilden Township, Berks County, Pennsylvania, being more fully described as PURPART #2 (Lot E-1) on a survey by Ludgate Engineering Corporation, Plan No. D-4225, dated August 28, 1987, bounded and described as follows, to wit:

BEGINNING AT A POINT in the center line of Township Road T-744 (in line of lands now or late of Harold Zweizig), said point being South 07 degrees 28 minutes 35 seconds East, 11.39' from an iron pin;

thence along lands of Zweizig, South 07 degrees 28 minutes 35 seconds East, 987.11' to an iron stake, a corner of Purpart #1, (Lot E-2) of the aforesaid survey of Ludgate Engineering Corporation;

thence along Purpart #1, the two following courses and distances:

1. South 77 degrees 51 minutes 25 seconds West, 540.66' to a point,
2. South 65 degrees 19 minutes 00 seconds West, 20.00' to a point in the center of T-744;

thence in the center of T-744 the eight following courses and distances:

1. North 24 degrees 41 minutes 00 seconds West, 342.81' to a point of curvature,
2. By a tangent curve to the right, having a radius of 440.50', a central angle of 10 degrees 46 minutes 40 seconds and an arc length of 82.86' to a point of compound curvature,
3. By a compound curve to the right having a radius of 50.00', a central angle of 65 degrees 12 minutes 25 seconds and an arc length of 56.90' to a point of compound curvature,
4. By a compound curve to the right having a radius of 329.00', a central angle of 17 degrees 15 minutes 50 seconds and an arc length of 99.13' to a point of tangency,
5. North 68 degrees 34 minutes 00 seconds East, 84.40' to a point of curvature,
6. By a tangent curve to the left having a radius of 92.00', a central angle of 95 degrees 45 minutes 00

seconds and an arc length of 153.75' to a point of tangency,

7. North 27 degrees 11 minutes 00 seconds West, 164.59' to a point of curvature,
8. By a tangent curve to the right having a radius of 100.00', a central angle of 82 degrees 01 minutes 35 seconds and an arc length of 143.16' to a point;

thence continuing in the pavement of T-744, North 54 degrees 46 minutes 50 seconds East, 37.46' to a point, a corner of lands now or late of Horace Miller;

thence along lands of Miller and in the centerline of T-744, the three following courses and distances:

1. North 55 degrees 09 minutes 00 seconds East, 148.59' to a point of curvature,
2. By a tangent curve to the right having a radius of 326.95', a central angle of 26 degrees 20 minutes 17 seconds and an arc length of 150.29' to a point of tangency,
3. North 81 degrees 29 minutes 03 seconds East, 113.35' to a point, the place of Beginning.

CONTAINING 11.89 acres.

BEING the same premises which Gary E. Hagy, by deed dated September 29, 1987 and recorded September 29, 1987 in Berks County Deed Book 1966, page 702 et seq. granted and conveyed to Gary E. Hagy.

4. In all other respects, the Tilden Township Zoning Ordinance and Zoning Map, as previously amended, where not inconsistent herewith, are hereby ratified and confirmed.

5. The Tilden Township Zoning Ordinance of 1973 and Zoning Map, adopted and enacted October 1, 1973, effective November 1, 1973, as previously amended, where not inconsistent herewith, is hereby ratified and confirmed.

6. This ordinance shall become effective five (5) days after adoption.

ORDAINED AND ENACTED this 6th day of March , 1990.

BOARD OF SUPERVISORS OF TILDEN TOWNSHIP:

Wellington R. Ketter  
Gary L. Wilhelm  
Earl L. Katzman

ATTEST:

Anna M. Shellenbeger  
Secretary

