

PROPOSED AMENDMENT  
SUBDIVISION AND LAND DEVELOPMENT REGULATIONS  
SOUTH SHENANGO TOWNSHIP

Add a new subsection to Section 109 Variances as follows:

109.4 Expanded Area Parcelization Action In Existing Established Subdivisions.

For a minor subdivision proposal as defined in Section 903.3 of this ordinance where it is the intention of the owner of multiple contiguous lots to expand the area of the developed lot or parcel (meaning in the majority of instances the portion of property on which a residential improvement exists) and where the following conditions are found present:

109.4(a) The property is located in a subdivision which was planned and delineated on a plat, in times past, on a plat which was placed on record in the appropriate offices of the Crawford County Courthouse; and

109.4(b) The above referenced subdivision plat provides sufficient geometric data as to enable one to locate the plat's perimeter boundary and all delineated road and lot patterns; and

109.4(c) The property consists of two or more of the lots planned and delineated in the above referenced subdivision.

Accordingly therefore the owner may use the Expanded Land Area Waiver Form, in Appendix (X) of this ordinance, and establish a larger property parcel which shall be recorded in the Crawford County Assessor's record maps as one taxable entity. In doing so the owner shall be mindful of the requirements given in Section 302 of this ordinance. The action of using this Waiver Form to establish a revised and larger property shall not require a land survey and shall not necessitate compliance with the other provisions of this ordinance. However,

should an expanded property established under this provision be later reduced in size or area to accommodate a future development action, the new lot thus created, if it is not planned to consist of one or more of the lot modules as delineated in the original subdivision plat, but, in fact, creates new lot or parcel lines, shall be subject to the normal land subdivision requirements of this ordinance.

The owner shall be aware that the expanded lot area as permitted herein may result in a re-evaluation of the property assessment which may lead to an increase in the assessment value.

GRANTOR'S Statement:

I, \_\_\_\_\_, owner of a parcel of land in Greenwood Township identified as tax assessment map number \_\_\_\_\_, do propose to convey a portion of aforesaid property to \_\_\_\_\_, owner of a parcel of land in Greenwood Township identified as tax assessment map number \_\_\_\_\_

I, \_\_\_\_\_, do hereby affirm that this conveyance will not reduce the land area and/or width of my aforesaid property below applicable County and/or local requirements as witness my hand and seal and date.

(Notary Signature) My Commission Expires \_\_\_\_\_

(grantor's signature) \_\_\_\_\_ (date) \_\_\_\_\_

(Zoning Officer signature, if applicable) \_\_\_\_\_ (date) \_\_\_\_\_

SEAL

GRANTEE'S STATEMENT:

I, \_\_\_\_\_, am acquiring a portion of the property now owned by \_\_\_\_\_, identified as tax assessment map number \_\_\_\_\_

I, \_\_\_\_\_, do hereby affirm that the aforesaid property I am acquiring shall abut and be contiguous to the property I presently own identified as tax assessment map number \_\_\_\_\_ and shall therefore merge under law with my existing property.

I, \_\_\_\_\_, do furthermore affirm that the use of this property being conveyed to me shall be governed by the provisions of applicable local and county land use regulations including, but not limited to, providing for required off-street parking, building set-back lines, and reservation for future rights-of-way on existing streets or roads, as witness my hand and seal and date.

(Notary Signature)

My Commission Expires \_\_\_\_\_

(grantee's signature)

(date)

SEAL

SUBDIVISION ADMINISTRATOR'S STATEMENT:

Waiver of final plan or property survey submission approved in accordance with Section 109.4 of the Greenwood Township Subdivision and Land Development Ordinance.

(Subdivision Administrator's

(date)