

August 26, 2021

Abbottstown Borough Planning Commission
241 High Street
Abbottstown, PA 17301

RE: Abbottstown Borough Zoning Ordinance Amendment (Map Amendment)

Dear Sir/Madam:

In accordance with §609 (c) of the Pennsylvania Municipalities Planning Code, enclosed please find a draft copy of Abbottstown Borough Ordinance (to be numbered), an Amendment to the Abbottstown Borough Zoning Ordinance for your consideration and recommendation. This proposed amendment rezones two (2) parcels of land from the Low Density Residential District to the Commercial/Industrial District. Your review is greatly appreciated.

Very truly yours,

SALZMANN HUGHES, P.C.



Timothy J. Shultis

TJS:mlm
6193-02
Enclosure
cc: Abbottstown Borough w/encl.

**ABBOTTSTOWN BOROUGH
ADAMS COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2021 - ____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF
ABBOTTSTOWN BOROUGH, ADAMS COUNTY, PENNSYLVANIA, BY
REZONING TAX PARCEL NOS. 01001-0001-000 AND 01001-0002-000, GENERALLY
LOCATED NORTH OF DALE ALLEY (AS DESCRIBED MORE FULLY IN
EXHIBIT A WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE) FROM THE LOW DENSITY RESIDENTIAL (LDR) DISTRICT TO
THE COMMERCIAL/INDUSTRIAL (CI) DISTRICT;**

WHEREAS, Abbottstown Borough (the “Borough”) has an enacted Official Zoning Ordinance and Official Zoning Map; and

WHEREAS, the Borough is empowered to Amend its Zoning Ordinance and Official Zoning Map pursuant to the authority of the Pennsylvania Municipalities Planning Code, Article 6, 53 P.S. Section 10609.

NOW, THEREFORE BE IT ORDAINED AND ENACTED as follows:

1. The Official Zoning Map of Abbottstown Borough, Adams County, Pennsylvania, be amended by rezoning Tax Parcel Nos. 01001-0001-000 and 01001-0002-000, generally located North of Dale Alley (as described more fully in Exhibit “A” which is attached hereto and incorporated herein by reference) from the Low Density Residential (LDR) District to the Commercial/Industrial (CI) District.

2. Any ordinance, or any part thereof, inconsistent herewith and any amendments thereof are hereby expressly repealed.

3. Should any section or provision of this Ordinance be declared to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

4. This Ordinance shall be codified in the Codified Ordinances of Abbottstown Borough, Adams County, Pennsylvania, and shall amend such codification as necessary to Codify this Ordinance.

5. This Ordinance shall become effective immediately.

This Ordinance, enacted this _____ day of _____, 2021.

ATTEST:

**BOROUGH COUNCIL OF THE
ABBOTTSTOWN BOROUGH**

Secretary

By: _____
Dennis Posey, Council President

APPROVED this ____ day of _____ 2021.

Daniel Watkins, Mayor

EXHIBIT A

**DESCRIPTION OF LAND IN THE LOW DENSITY RESIDENTIAL (LDR) ZONING
DISTRICT REDESIGNATED AND REZONED TO THE
COMMERCIAL/INDUSTRIAL (CI) ZONING DISTRICT**

- A. Parcel ID: 01001-0001-000
Owner: Hoffheins, Lucille M
Location: 300 Pleasant Street

- B. Parcel ID: 01001-0002-000
Owner: Krisue Realty LLC
Location: 301 Pleasant Street