

ROBERTA J. SARRAF, AICP
PLANNING CONSULTANT

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May 31, 2011

Ms. Alice B. Mitinger
Cohen and Grigsby
625 Liberty Avenue
Pittsburgh, PA 15219

**RE: Audia Group Investments LLC/ Belusko Curative Amendment
Peters Township, Washington County**

Dear Ms. Mitinger:

You have asked me to review the application of Audia Group Investments LLC on behalf of Rod and Danielle Belusko with whom they apparently have an agreement of sale ("Audia Group" or "Challenger") for property in Peters Township, Pennsylvania. Audia Group proposes to remodel a portion of the former La-Z-Boy furniture store, for a funeral home and crematory. The site is 1.67 acres located at 3287 Washington Road and is zoned C-1, General Commercial ("Subject Property").

As part of its zoning applications to Peters Township, Audia Group has challenged the Peters Township Zoning Ordinance ("Ordinance") by submitting a request for Curative Amendment, which asserts that the Ordinance totally excludes crematories because the definition of funeral home specifically excludes cremation services and a crematory is not a listed use in any Zoning District in the Peters Township Zoning Ordinance.

At your request, I have reviewed the Peters Township Zoning Ordinance and Zoning District Map and Audia Group's proposed Curative Amendment. In addition, I have visited the site of the proposed use, its immediate environs and selected areas of the Township relevant to my analysis.

As a result of my review, the following comments are offered for your consideration:

Zoning Ordinance Definition of Funeral Home

The Ordinance defines "funeral home" as follows:

Funeral Home – A building used of the embalming of the deceased prior to burial, **but not including cremation**, and/or for the viewing of the deceased and ceremonies connected therewith before burial or cremation. (*emphasis supplied*).

Funeral Homes Authorized

The Ordinance authorizes "funeral home" as a permitted use in the C-1, Neighborhood Commercial, C-2 General Commercial and VNC, Venetia Neighborhood Commercial Districts. (Table 2, Non-Residential Permitted Use Chart in Section 303-C)

Audia's Proposed Curative Amendment

Audia Group's proposed curative amendment extends beyond the C-2 District in which the Subject Property is located. It proposes that cremation be allowed as an accessory use to funeral homes in all districts where funeral homes are currently authorized (C-1, C-2 and VNC).

The purpose of the C-1, Neighborhood Commercial, and VNC, Venetia Neighborhood Commercial, Districts stated in §302-B(2) (a) and (f) of the Ordinance is to provide convenience shopping, offices and living accommodations in a mix of small scale developments to serve the needs of surrounding residential neighborhoods. A crematory, even as an accessory use, is not compatible with the purpose and intent of these Districts.

The appropriateness of the proposed Curative Amendment as it applies to the C-2 (General Commercial) District and surrounding neighborhoods is discussed immediately below.

The C-2 (General Commercial) Districts

The Township Zoning Ordinance provides a statement of General Intent for all Commercial Districts in §302-B. Subparagraphs (b) and (c) include the following statements:

"Provide appropriate space for the requirements of present day merchandising."

"Promote the most desirable use of land...while protecting the character of the commercial areas and nearby districts."

The purpose statement for the C-2 (General Commercial) District in which the Subject Property is located is found at §302-B(2)(b):

"...to provide a wide range of commercial establishments which are business or high traffic oriented plus accommodating larger buildings and sites for commercial activity."

The purpose statement for the C-2 District distinguishes the C-2 District from the "neighborhood commercial" districts in terms of the size and traffic impacts of the developments; however, the general intent for the commercial districts is to provide for merchandising and services within a context that is sensitive to adjacent residential neighborhoods.

According to §302-C, authorized uses in the C-2 District include:

Permitted Uses by Right

Amusement/Recreation (Indoor)	Office, Medical
Animal Kennel	Office
Automobile Services	Office, Warehouse
Bank with Drive Thru	Park, Trail, Open Space
Bank without Drive Thru	Parking Lot (accessory)
Bar/Nightclub	Personal Services
Business Services	Pharmacy
Car Wash	Place of Assembly/Worship
Commercial School	Post Office
Communications Antenna	Private Club
Community Facility	Public, Private, Semi-Private Recreation
Conference/Training Center	Restaurant High Turnover (Drive Thru)
Convenience Store	Restaurant High Turnover
Day Care Facility	Restaurant Medium Turnover (No Drive Thru)
Emergency Services	Restaurant Low Turnover
Essential Services	Retail Stores
Factory Auto Dealer	Satellite Dish (accessory)
Food & Grocery Store	School
Forestry	Shed (accessory)
Funeral Home	Studios/ Academies
Gas Station	Theater/ Auditorium
Hospital	Veterinary Services
Hotel/Motel	
Nursery/Landscape Center (Retail)	
Off-premises Advertising Sign	

Conditional Uses

Sexually Oriented Establishment

Uses by Special Exception

Amusement/Recreation (Outdoor)
Public Works Facility

The foregoing uses are consistent with the general intent for all commercial districts to provide "merchandising" and services that are compatible with the surrounding residential neighborhoods. The above listed uses also carry out the purpose of the C-2 District to accommodate commercial uses that generate higher traffic volumes and require larger buildings and sites.

In defining "funeral home" to exclude cremation services, Peters Township Council made a conscious determination that this use is not consistent with the goals of the C-2 District and is not compatible with other uses in the Township's Commercial Districts or in the residential neighborhoods surrounding those Districts.

Cremation involves incineration, albeit on a small scale. From a land use perspective, incineration is customarily classified as an industrial use. The process involves emissions and is subject to air quality regulations. None of the other uses identified as being permitted in C-2 Districts have those characteristics associated with cremation services use. For this reason, cremation services cannot be considered “similar to” or “compatible with” the other listed uses in the C-2 District.

Impact on Surrounding Properties

The Subject Property is immediately adjacent to an established residential neighborhood in the most restrictive zoning classification in the Peters Township Zoning Ordinance, R-1A. Within that R-1A District, a single family development is located directly behind and at a higher elevation than the Subject Property.

Like the specific C-2 District and the Subject Property at issue here, the commercial districts throughout this predominantly residential Township are similarly located in proximity to residential areas. A use with a significant industrial characteristic, like incineration that involves emissions and must meet air quality requirements, is not appropriate to be included in these commercial districts

The Ordinance’s Allowance Of “Uses Not Provided For”

A municipality cannot foresee every possible use that may evolve in the future with changing technology. A zoning ordinance can be designed to anticipate new uses so that it does not exclude new uses or uses which the ordinance does not specifically define. A technique used in drafting a zoning ordinance so that it provides for new or unidentified uses is a provision which authorizes “uses not provided for,” as a use by special exception. A “uses not provided for” provision allows the Zoning Hearing Board to make a determination whether a new or unidentified use is appropriate in a zoning district where that use may have been proposed.

§101-E of the Peters Township Zoning Ordinance addresses “uses not provided for” as follows:

Uses Not Provided For – when under this Chapter a use is neither specifically permitted or denied and an application is made by a property owner to the Zoning Officer for such use, the Zoning Officer shall refer the application to the Zoning Hearing Board which shall have the authority to permit or deny the use in accordance with criteria in this Chapter.

§1302-B(1)(b) provides the “criteria” for “uses not provided for:”

- (b) Uses not provided for – When a use is neither specifically permitted or denied in this Chapter and an application is made by the landowner and/or developer to the Zoning Officer for such use, the Zoning Officer shall refer the application to the Township Zoning Hearing Board that shall have the

authority to permit or deny the use. The use may be permitted if it is similar to and compatible with permitted uses in the district, meets the standards and criteria set forth below and in no way is in conflict with the general purpose and intent of this Chapter,

In evaluating a proposed “use not provided for,” the Zoning Hearing Board is charged with determining whether or not the proposed use is “similar to and compatible with” permitted uses in the district. This requirement is intended to guarantee that an unlisted commercial use would not be authorized in a residential district or that an unlisted industrial use would not be authorized on a commercial district. In other words, this authorization does not allow for any unlisted use to be authorized in any Zoning District, but rather, limits a proposed “use not provided for” to those districts where it is determined to be “similar to and compatible with” other listed uses in the district and would not conflict with the Ordinance’s general purposes and intent.

The standards set forth below are the general standards and criteria applicable to all uses by special exception in §1302-B(2), including:

- (a) Determine that the proposed special exception will not substantially injure or detract from the use of neighboring lots or from the character of the neighborhood and that the use of lots adjacent to the area included in the proposed change or plan is adequately safeguarded.
- (b) Determine that the proposed special exception will serve the best interests of Peters Township, the convenience of the community and the public welfare.
- (c) Consider the effect of the proposed special exception upon the logical efficient and economical extension of public services and facilities, such as public water, sewers, police and fire protection and public schools.
- (d) Impose such conditions, in addition to those required, as are necessary to assure that the intent of this Chapter is complied with, which conditions may include, but are not limited to, harmonious design of buildings, planting and its maintenance as a sight or sound screen, the minimizing of noxious, offensive or hazardous elements, adequate standards of parking and sanitation.
- (e) Determine that the unique circumstances for which the special exception is sought were neither created by the owner of the lot, nor were due to or the result of general conditions in the zoning district in which the lot is located.
- (f) Consider the suitability of the proposed location of a use with respect to probable effects upon highway traffic, and assure adequate access arrangements in order to protect major streets and highways from undue congestion and hazard.

- (g) Ascertain the adequacy of sanitation and public safety provisions, where applicable, and require certificate of adequacy of sewage and water facilities from a governmental health agency in such case required herein or deemed advisable.
- (h) Financial hardship shall not be construed as the basis for granting special exceptions.
- (i) In granting a special exception, the Township Zoning Hearing Board may attach reasonable conditions and safeguards, in addition to those expressed in this Chapter as it may deem necessary to implement the purposes of the law of the Commonwealth of Pennsylvania and this Chapter.
- (j) In consideration of an application for special exception (and conditional uses wherever these standards are adopted by reference in this Chapter) the landowner and/or developer shall have the burden of proving that the proposed use does not conflict with the general purposes and intent of this Chapter as determined by both the standards and criteria enumerated herein, or any other conditions which the Township Zoning Hearing Board deems necessary to implement the purposes of the law of this Commonwealth of Pennsylvania and this Chapter.

Authorization For "All Other Uses"

The Ordinance also authorizes "all other uses" as a use by special exception in the Township's LI (Light Industrial) Districts. (Table 2, Non-Residential Permitted Use Chart in Section 303-C)

The specific criteria for "all other uses" are found in §817 which reads as follows:

"Any other additional standards that are needed to protect the public health, safety and welfare or to address unique characteristics of a particular lot defined by the Township Zoning Hearing Board shall be complied with by the landowner and/or developer."

The general standards applicable to all uses by special exception cited above from §1302-B(2) also apply.

LI (Light Industrial) is the least restrictive zoning classification in the Ordinance. For that reason, uses that are not considered to be compatible with the listed uses in any other District under the "uses not provided for" provision are directed to the Township's LI Districts.

The Distinction Between “Uses Not Provided For” and “All Other Uses”

Although similar in nature, the “use not provided for” and “all other uses” provisions serve different functions within the Ordinance. In seeking approval for a “use not provided for” the applicant must demonstrate that the proposed use is “similar to and compatible with” the other uses permitted in the same Zoning District. If a proposed use is not determined to be “similar to and compatible with” listed uses in a given Zoning District, then, it must be evaluated under the Ordinance’s “all other uses” provision which limits those uses to the least restrictive LI Districts. Both provisions serve, however, to accommodate uses that the Ordinance does not specifically identify, thus preventing the possible exclusion of a use.

The LI, Light Industrial, District

According to Table 2 in §303-C, the following uses are authorized in the Township’s LI Districts:

Permitted Uses by Right

Animal Kennel *	Park, Trail, Open Space *
Automobile Services *	Parking Lot (accessory) *
Business Services *	Post Office *
Commercial School *	Private Club *
Communications Antenna *	Public Works Facility * (SE)
Conference/ Training Center *	Research and Development *
Emergency Services *	Satellite Dish (accessory) *
Essential Services *	Self-storage Facility
Excavating/ Equipment Storage	Shed (accessory) *
Flex Space	Studios/ Academies *
Forestry *	Theater/ Auditorium *
Gas Station *	Wholesale Landscaping Service
Light Assembly	Veterinary Services *
Light Industry	Warehouse
Nursery/ Landscaping (Retail) *	
Office *	
Office, Warehouse *	

Conditional Uses

(none)

Uses by Special Exception

- * Amusement/Recreation (indoor)
- * Amusement/Recreation (outdoor)
- Communications Tower
- All Other Uses

* Uses also authorized in the C-2, General Commercial District.

The Ordinance authorizes a number of commercial uses in the LI Districts that are authorized in the C-2, General Commercial District. Uses that have not been included are medical offices and retail or “merchandising” uses that encourage customer visits.

The C-2 uses that are authorized include many that support industrial activities and employment, such as, conference/training center, commercial school, business services, offices, post office, restaurants and gas stations.

Uses authorized in the LI Districts, that are not authorized in the C-2 District include:

- Communications Tower
- Excavating and Equipment Storage
- Flex Space
- Light Assembly
- Light Industry
- Self-storage Facility
- Wholesale Landscaping Service
- Warehouse
- All Other Uses

Uses that are not “similar to” and “compatible with” listed uses in the commercial districts are more likely to be “similar to” and “compatible with” the above listed uses.

Areas of the Township Zoned LI (Light Industrial)

There are four areas zoned LI, Light Industrial, as identified on the Peters Township Zoning District Map. (See Exhibit B, attached) These four (4) areas are described below.

Light Industrial District 1: Valleybrook Road

This area follows Valleybrook Road between the Peters Township boundary with Cecil Township and U.S. Route 19. The road is located in a valley with steep slopes on either side. This industrially zoned land has direct access to Valleybrook Road and lies between the road and the Montour Trail that traverses an old railroad right of way. The trail lies at the foot of steep slopes. (Photographs of LI District 1 attached as Exhibit C)

There are several existing structures in this LI District (3 self-storage facilities, a contractor’s warehouse and a sewage treatment facility); however, much of the land is not occupied by permanent structures, but is used for outdoor storage of vehicles and equipment on the surface of the land. (Photographs included in Exhibit C)

Using the scale on the Township Zoning District Map, LI District 1 comprises approximately 95 acres.

Light Industrial District 2:

Hidden Valley Road

This area is located on the East side of Hidden Valley Road to the North of its intersection with U.S. Route 19. The properties have direct access to Hidden Valley Road. The properties are at a higher elevation than Hidden Valley Road. There are several flex buildings (office/warehouse and office/ light manufacturing) and an Allegheny Power substation in this District. (Photographs of LI District 2 attached as Exhibit D)

Using the scale on the Township Zoning District Map, LI District 2 comprises approximately 25 acres.

Light Industrial District 3:

Pittsburgh & Ohio Railroad on Cecil Township Boundary

This area is located along both sides of the Pittsburgh and Ohio Railroad right-of-way adjacent to Chartiers Creek. The properties have access to Valleybrook Road via Buckeye Street.

The property is used for a wholesale landscaping and excavating business. There is a permanent building and several trailers on the site. The majority of the property is used for storage of materials and equipment and excavation of topsoil. (Photograph of LI District 3 attached as Exhibit E)

Using the scale on the Township Zoning District Map, LI District 3 comprises approximately 37 acres.

Light Industrial District 4:

Churchill Road near the Bethel Park Boundary

This area is located on Churchill Road near the Township's boundary with the Municipality of Bethel Park. The properties have direct access to Churchill Road. The properties lie at the base of a steep slope and, thus, are buffered from adjacent properties to the South.

There are two (2) businesses located in this industrially zoned area: a contractor's office and yard and a school bus garage. The existing buildings do not occupy the entire sites. There is significant outdoor storage of vehicles and equipment on the surface of the land. (Photographs attached as Exhibit F)

Using the scale on the Township Zoning District Map, this LI District comprises approximately 4 acres.

Total Area Zoned LI, Light Industrial

The total area zoned LI, Light Industrial (based on calculations using the scale of the Township Zoning District Map noted above) is approximately 161 acres.

The Land Use Assumptions Report prepared by Trans Associates as part of the Township's Comprehensive Traffic Study indicates that the total area of the Township is 19.5 square miles or 12,480 total acres.

The total area zoned LI, Light Industrial (161 acres) represents 1.3% of the total area of the Township.

Zoning Regulations Of Other Municipalities

Both the Township of Upper St. Clair and Mt. Lebanon authorize funeral homes and mortuaries as a permitted use in their general commercial districts; however, this term is not defined in either ordinance, nor is crematory defined or specifically listed.

The North Strabane Township Zoning Ordinance has a definition of funeral home similar to Peters Township's definition that excludes cremation.

In drafting their zoning regulations, other municipalities have specifically defined, funeral home and crematory. In some cases, depending on the character (and intensity of development) of the community, the ordinance has been drafted to authorize funeral homes in the commercial district and authorize crematory as a conditional use or use by special exception in an industrial district. In some communities with less intense development and a more localized commercial district, the funeral home is authorized to include cremation services.

Authorizing the funeral home use in a commercial district and allowing crematories as a conditional use or use by special exception in an industrial district provides reasonable opportunities for development of each use. A municipality does not have to provide for both uses in combination if both uses are provided for in appropriate locations in the community.

SUMMARY AND CONCLUSIONS

- In excluding cremation from the definition of "funeral home," the specific legislative intent of Peters Township Council was to exclude cremation from the services provided by a funeral home. The existing definition of "funeral home" recognizes that funeral homes are permitted in C-1, C-2 and VNC Districts and allowing cremation services in those Districts could have a negative impact on surrounding properties, particularly considering the proximity of the C-1, C-2 and VNC Districts to adjacent residential neighborhoods.

- The Challenger's Curative Amendment seeks to add cremation services as an accessory use to funeral homes in all Districts where funeral homes are authorized (C-1, C-2 and VNC). This proposal is **inconsistent** with the business and merchandising purposes of the C-2 (General Commercial) District where the Subject Property is located. It is even less appropriate with respect to the Ordinance's identified purposes of the "neighborhood commercial" classifications (C-1 and VCN), which include providing a mix of small scale convenience shopping and living accommodations.
- Cremation services are not compatible with other listed uses in the C-2 District because of the industrial characteristics of the use; nor is the use compatible with the established residential neighborhood immediately adjacent to the Subject Property which is zoned R-1A, the Township's most restrictive zoning classification.
- The Ordinance's "uses not provided for" and "all other uses" provisions, although similar, serve different functions. "Uses not provided for" can be allowed in all zoning districts but the applicant must demonstrate that the proposed use is "similar to and compatible with" the other uses permitted in the District where the use is proposed. Any use that does not meet that standard must be considered under the Ordinance's "all other uses" provision, which allows for those uses in LI Districts. Both provisions accommodate uses that the Ordinance does not specifically identify, thus preventing the possible exclusion of a use.
- Cremation services are not appropriate for consideration as a "use not provided for" in the C-2 District because the use is not "similar to" and "compatible with" other listed uses in the C-2 District.
- The appropriate vehicle for considering the proposed use (cremation) is under the "all other uses" category authorized in the LI Districts.
- There are four (4) areas of the Township zoned LI, Light Industrial, the Zoning District in which "all other uses" are authorized as a use by special exception.
- Several of the properties in the LI District are "under-developed" because much of the land is devoted to significant outdoor storage of vehicles, materials and equipment, rather than permanent structures.
- The four (4) areas of the Township zoned LI, Light Industrial, comprise 1.3% of the total land area in the Township.
- Adequate opportunities exist in the LI District, for consideration of cremation services in the "all other use" category of special exceptions.
- A municipality does not have to provide for a funeral home in combination with a crematory provided reasonable accommodation is made for each use in appropriate locations within the municipality's zoning scheme.

- In this instance, the Township can rely on the "all other uses" provisions to confirm the validity of the Ordinance.

It is hoped that this information is helpful to you. If you have any questions or need additional information, please do not hesitate to call me.

Very truly yours,



Roberta J. Sarraf, AICP
Planning Consultant

List of Attached Exhibits

- A. Roberta J. Sarraf, Resume and Qualifications
- B. Peters Township Zoning Map
- C. Photographs of LI District 1
- D. Photographs of LI District 2
- E. Photographs of LI District 3
- F. Photographs of LI District 4

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EXPERIENCE

- 1982 - PRESENT** *PLANNING CONSULTANT. Market and provide professional planning consulting services to municipalities and developers with particular emphasis on zoning and subdivision administration, land use planning, ordinance preparation and amendment, land development planning and assessing impacts of proposed development. Provide expert testimony in zoning appeals. Manage small business.*
- 1976 - 1995** *INSTRUCTOR, PENNSYLVANIA DEPARTMENT OF COMMUNITY AFFAIRS MUNICIPAL OFFICIALS TRAINING PROGRAM. Teach courses in Community Planning, Zoning Hearing Board Procedures, Review of Development Applications, Roles and Responsibilities of Officials in the Development Process, Zoning Officer Training and Legal Aspects of Zoning and Subdivision Administration.*
- 1976 - 1982** *ZONING ADMINISTRATOR AND DIRECTOR OF COMMUNITY DEVELOPMENT, TOWNSHIP OF UPPER ST. CLAIR, ALLEGHENY COUNTY, PENNSYLVANIA. Supervised Fire Marshal, Building Inspector and Secretary. Processed applications for zoning and subdivision approval. Provided technical assistance to the Zoning Hearing Board and Planning Commission. Presented testimony at public hearings conducted by the Board of Commissioners. Prepared major revisions to the Township Zoning Ordinance and other ordinances and studies related to community development. Evaluated currency of Township's adopted comprehensive plan. Met with citizens and developers regarding development applications.*
- 1970 - 1976** *PLANNING ANALYST AND REGIONAL SUPERVISOR, BUREAU OF PLANNING, PENNSYLVANIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA), PITTSBURGH REGIONAL OFFICE. Administered State (SPAG) and Federal (701) Planning Assistance Grant programs, including contract preparation, monitoring, invoice processing and project close-out. Assisted municipalities in selecting consultants and preparing grant applications. Administered National Flood Insurance Program. Provided technical assistance to municipalities in nine county region regarding community planning and the requirements of the PA Municipalities Planning Code (Act 247). Performed A-95 reviews of CDBG and PennDOT Highway Proposals. Provided liaison between municipalities and other State and Federal agencies.*

EDUCATION

1969

MASTER OF URBAN AND REGIONAL PLANNING
Graduate School of Public and International Affairs
University of Pittsburgh

1967

BACHELOR OF ARTS, Political Science
Related Fields: Economics and History
University of Pittsburgh

1963

ACADEMIC DIPLOMA, Mount Lebanon High School
Mount Lebanon, Allegheny County, Pennsylvania

**CONTINUING
EDUCATION**

1983

ENVIRONMENTAL PLANNING DELEGATION
Technical exchange in Peoples Republic of China sponsored
by People-to-People Citizen Ambassador Program.

1982

STORMWATER MANAGEMENT SYMPOSIUM
Pennsylvania State University

1979

FUNDAMENTALS OF REAL ESTATE; REAL ESTATE FINANCE
University of Pittsburgh School of General Studies

1975

**ENVIRONMENTAL GEOLOGY FOR CIVIL ENGINEERS/
PLANNERS**
University of Pittsburgh School of Engineering

1974

ADMINISTRATION OF LOCAL PUBLIC SERVICES
University of Pittsburgh, External Studies Program

1973

URBAN FINANCIAL MANAGEMENT
University of Pittsburgh External Studies Program

**PROFESSIONAL
AFFILIATIONS**

MEMBER, AMERICAN INSTITUTE of CERTIFIED PLANNERS (AICP)

MEMBER, AMERICAN PLANNING ASSOCIATION (APA)
President, Pittsburgh Regional Chapter APA, 1982-83
Executive Committee Member, 1978-1985

MEMBER, PENNSYLVANIA PLANNING ASSOCIATION (PPA)
Regional Conference Chairman, 1974, 1976, 1977
Statewide Conference Committee, 1976; Chairman, 1981
Executive Board Member, 1975-1976

**CHARTER MEMBER, PITTSBURGH REGIONAL CHAPTER, NATIONAL
ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS.**
Vice President, Professional Development, 1980-81

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STAFFING

The consulting practice is operated as a sole proprietorship. Roberta J. Sarraf, AICP, is the principal. All planning work is performed by the principal. A Dell computer, Hewlett Packard 4100 Laser Printer, Xerox Phaser 7400 Color Printer and Canon ImageRunner 2200 Copier are owned by the business. Secretarial, printing and drafting services are subcontracted.

LIST OF PROJECTS

BOROUGH OF JEFFERSON HILLS, Allegheny County: Retainer (1981-1993 and 1995-2007) for monthly attendance at Planning Commission meetings, review applications, provide advice to staff and prepare ordinance amendments as requested. Prepare Comprehensive Plan Update (1994-95) with State Planning Assistance Grant (SPAG) and coordinate with plan for South Park Township.

BOROUGH OF PLEASANT HILLS, Allegheny County: Attend Planning Commission and Council meetings on request; major revisions to Borough Zoning Ordinance (1983). Prepare key issues planning study (1998); prepare Comprehensive Plan Update (2008-2010)

PENN TOWNSHIP, Westmoreland County: Prepare major revisions to Subdivision and Zoning Ordinances (1984 and 1995). Review major development plans at Township's request (current; ongoing).

BOROUGH OF WHITE OAK, Allegheny County: Major revisions to Zoning Ordinance and Map (1984); Comprehensive Plan Update (1987); revisions to Subdivision Ordinance (1986). Codification of Zoning Ordinance (1986).

CECIL TOWNSHIP, Washington County: Comprehensive Plan Update in 1985 under Southwestern Pennsylvania regional Planning Commission (SPRPC) grant. Assist with adoption of codified Zoning Ordinance and new Zoning District Map (1986). Prepare Planned Mixed Use Development District to accommodate development of "Southpointe" on former Western Center property (1987). Prepare second Comprehensive Plan Update (1995). Assist Advisory Planning Council to prepare Comprehensive Plan Update (2007); retainer agreement to assist Planning Commission with ordinance amendments and plan reviews. (2007)

WARREN COUNTY PLANNING COMMISSION: Major revision to County-wide Zoning Ordinance (1985).

NESHANNOCK TOWNSHIP, Lawrence County: Major revision to Zoning Ordinance. Revise Subdivision Ordinance. Establish fee schedule and application forms (1984). Codification of Zoning Ordinance (1999; 2007). Major revisions to Zoning Ordinance (2004; 2009). Prepare new Subdivision and Land Development Ordinance (2009).

FOX CHAPEL BOROUGH, Allegheny County: Comprehensive Plan Update in cooperation with the Brandywine Conservancy (1985).

SLIPPERY ROCK BOROUGH, Butler County: Comprehensive Plan Update under State Planning Assistance Grant (SPAG) contract in two phases (1985-86).

MOON TOWNSHIP, Allegheny County: Comprehensive Plan Update under State Planning Assistance Grant (SPAG) contract (1985-1987). Zoning Ordinance and Zoning Map revisions to implement the Plan (1988-90).

EDGEWOOD BOROUGH, Allegheny County: Revise Subdivision Regulations (1985). Prepare amendments to Borough Zoning Ordinance; codify all zoning amendments (1996).

BRIDGEVILLE BOROUGH, Allegheny County: Revise Zoning Ordinance. Update Comprehensive Plan under State Planning Assistance Grant (SPAG) contract (1986).

SOUTH FAYETTE TOWNSHIP, Allegheny County: Perform feasibility study of future development potential of former Wesley Institute property purchased by the Township (1987). Prepare updated Comprehensive Plan, Zoning Ordinance and Subdivision Regulations (1998-2001). Update Zoning Ordinance (2003-2004).

CENTER TOWNSHIP, Beaver County: Retainer (1987-present) to attend Planning Commission meetings, review applications, provide technical assistance to staff and prepare ordinance amendments, as requested. Complete planning studies under State Planning Assistance Grant contract (1986). Prepare Comprehensive Plan Update, revised Zoning Ordinance, Zoning Map and Subdivision Regulations under State Planning Assistance Grant (1990-1992). Blight determination for TIF District. Prepare Comprehensive Plan Update (2008-2010)

CRANBERRY TOWNSHIP, Butler County: Prepare amendments to procedural requirements and site design criteria in Zoning and Subdivision Ordinances (1986-1990). Facilitate citizen participation meetings under subcontract to PA Economy League to initiate Comprehensive Plan Update process (1992).

HAMPTON TOWNSHIP, Allegheny County: Revise Subdivision and Land Development Ordinance (1986-1987). Assist with testing and interviewing candidates for Director of Community Development (1988).

MARSHALL TOWNSHIP, Allegheny County: Provide expert testimony on behalf of Township re: developer's curative amendment challenging Township's provisions for neighborhood commercial and garden apartments (1987). Draft new Zoning District classifications for medium density residential development and limited commercial development (1987). Update land use element of 1991 Comprehensive Plan and draft ordinance amendments to implement goals of the Plan. (1999)

ST. CATHERINE OF SWEDEN CATHOLIC CHURCH, Hampton Township, Allegheny County: Prepare demographic study under subcontract with MacLachlan, Cornelius and Filoni Architects to determine need for future expansion of church facilities (1987).

BUTLER TOWNSHIP, Butler County: Revise Zoning Ordinance and Subdivision and Land Development Ordinance (1991-1995). Provide review of rezoning requests (current; ongoing). Revise Zoning Ordinance and Subdivision and Land Development Ordinance. (2005-2007)

NOTTINGHAM TOWNSHIP, Washington County: Revise Planned Residential Development Ordinance (1986). Major revisions to Zoning Ordinance (1988-1990). Prepare Recreation Plan as basis for mandatory dedication of open space requirements in Subdivision and Land Development Ordinance (1993). Retainer agreement to provide assistance to Planning Commission and staff (2002- present). Update Township Zoning Ordinance. (2009-2010)

MOUNT OLIVER BOROUGH, Allegheny County: Revise Borough Zoning Ordinance (1988). Assist Planning Commission with Comprehensive Plan Update (1992). Prepare Comprehensive Plan Update with LUPTAP Grant (2002).

ELLSWORTH BOROUGH, Washington County: Prepare first Zoning Ordinance and Zoning District Map (1989). Train local officials to administer ordinance (1990).

ROBINSON TOWNSHIP, Allegheny County: Prepare Subdivision and Land Development Ordinance (1990). Prepare completely revised sign regulations to accommodate development of regional mall (1992). Assist with adoption of new Zoning Ordinance and Zoning District Map (1993). Prepare amendments to C-5 District (1996).

CANTON TOWNSHIP, Washington County: Review codified Zoning Ordinance and recommend revisions (1989).

FRANKLIN TOWNSHIP, Greene County: Prepare Sketch Plan Update of 1970 Comprehensive Plan and develop Future Land Use Plan Map as basis for first Zoning Ordinance and Map (1988).

NORTH FRANKLIN TOWNSHIP, Washington County: Prepare drafts of revisions to Subdivision Regulations and Zoning Ordinance (1989).

CHARWEST COUNCIL OF GOVERNMENTS (COG), Allegheny County: Assist Airport Area communities under State Planning Assistance Grant (SPAG) contract with COG to prepare Comprehensive Plan Updates, Zoning revisions and new Subdivision Ordinance for Robinson and North Fayette Townships and prepare new Subdivision Regulations for Moon Township and coordinate with Findlay Township planning program underway (1989).

SAXONBURG BOROUGH, Butler County: Revise Borough Zoning Ordinance (1990).

SCOTT TOWNSHIP, Allegheny County: Prepare Land Use Inventory of large vacant sites with recommendations for rezoning, as warranted (1989). Review plans submitted for Planning Commission approval, as requested (1990-1992). Prepare Comprehensive Plan Update and revised Zoning Ordinance and Subdivision regulations (2001-2002).

PULASKI TOWNSHIP, Lawrence County: Prepare amendments to Zoning and Subdivision Ordinances to comply with PA Act 170. Codify revised Zoning Ordinance. (1991)

SOUTH PARK TOWNSHIP, Allegheny County: Retainer agreement (1990-1997) to assist Planning Commission with application reviews and ordinance amendments, attend monthly staff meeting and monthly Planning Commission meetings. Prepare new Subdivision and Land Development Ordinance (1991). Prepare comprehensive Plan Update under State Planning Assistance Grant (SPAG) Contract and coordinate with planning for Jefferson Borough (1993). Prepare new Zoning Ordinance and Zoning District Map to implement Plan recommendations (1995). Retainer agreement (2001-present) to assist Planning Commission, review applications and attend monthly staff meetings. Update Comprehensive Plan (2004-2005); prepare zoning amendments to implement the plan (2005).

MIDDLESEX TOWNSHIP, Butler County: Prepare Municipal Curative Amendment re: communications towers (1993); prepare overall revisions to Zoning Ordinance and Map under State Planning Assistance Grant (SPAG) contract (1991).

ALLEGHENY TOWNSHIP, Westmoreland County: Prepare completely revised Zoning Ordinance (1990).

STEWART TOWNSHIP, Fayette County: Prepare amendments to Zoning Ordinance to comply with PA Act 170 (1990).

HOMESTEAD BOROUGH, Allegheny County: Assist Planning Commission and Borough Council under PA Department of Community Affairs "Peer-to-Peer" program to understand roles and responsibilities in land development process and finalize new Zoning ordinance and Subdivision regulations, including a Planned Economic Re-Use District for the former USX mill site and historic preservation regulations (1991). Served as Acting Zoning Officer (12/91 to 7/92) to implement newly adopted ordinances.

MT. LEBANON, Allegheny County: Prepare report on sign regulations and inventory selected shopping center characteristics (1989).

CITY OF MONONGAHELA, Washington County: Prepare revised Zoning Ordinance and Zoning District Map under State Planning Assistance Grant (SPAG) contract (1992).

DORMONT BOROUGH, Allegheny County: Update Borough's Comprehensive Plan, prepare new Zoning Ordinance and Map and Subdivision and Land Development Ordinance to implement the Plan (1991).

AIRPORT WEST COUNCIL OF GOVERNMENTS (COG), Washington County: Prepare Act 170 amendments to municipal Zoning ordinances for eight (8) constituent members: Boroughs of Burgettstown and McDonald and Townships of Cross Creek, Independence, Jefferson, Mount Pleasant, Robinson and Smith (1991).

CITY OF DUQUESNE, Allegheny County: Prepare economic development portion of ACT 47 (Municipal Financial Distress) Recovery Plan under subcontract to the Pennsylvania Economy League (1991).

PINE TOWNSHIP, Allegheny County: Perform plan reviews for Township Planning Commission upon request (1992-1994). Assist with revisions to Subdivision and Zoning Ordinances (1991-1992).

OSBORNE BOROUGH, Allegheny County: Prepare amendments to Zoning Ordinance to establish new residential classifications and amend Zoning District Map to create new residential Districts (1993).

GREENE COUNTY PLANNING COMMISSION: Prepare completely revised Subdivision and Land Development Ordinance under State Planning Assistance Grant (SPAG) contract (1994).

UNION TOWNSHIP, Washington County: Prepare Update of Comprehensive Plan, revised Zoning Ordinance and Zoning District Map and revised Subdivision and Land Development Ordinance to implement the Plan under State Planning Assistance Grant (SPAG) contract (1994-1996). Assist Planning Commission with review of Planned Residential Development application. (2003)

CITY OF McKEESPORT, Allegheny County: Finalize drafts of revised Zoning Ordinance and Subdivision and Land Development Ordinance (1995). Retainer agreement to assist with ordinance implementation (1996).

FRANKLIN PARK BOROUGH, Allegheny County: Prepare new Town Center Zoning District. Perform editorial review of proposed Zoning Ordinance. Perform editorial review of Subdivision and Land Development Ordinance (1994-1995).

FALLOWFIELD TOWNSHIP, Washington County: Prepare Comprehensive Plan Update under two phase State Planning Assistance Grant (SPAG) contract (1995).

GREEN TREE BOROUGH, Allegheny County: Prepare revisions to Zoning Ordinance and Subdivision Regulations (1996).

MUNICIPALITY OF MT. LEBANON, Allegheny County: Retainer agreement (1996-1998) to attend Planning Board meetings, weekly staff meetings, meet with applicants, prepare ordinance amendments; prepare sign study. Prepare updated Subdivision and Land Development Ordinance (1998).

CRAFTON BOROUGH, Allegheny County: Supervise planning graduate students in preparation of strategic plan for Borough's core area (1997). Prepare revisions to Borough Zoning Ordinance and Subdivision and Land Development Ordinance to implement recommendations of Strategic Plan. (1999)

SEVEN FIELDS BOROUGH, Butler County: Revise B-1 District to incorporate official map, architectural review board and additional design guidelines for "town center" (1998).

BENTLEYVILLE BOROUGH, Washington County: Prepare revised Subdivision and Land Development Ordinance and updated Zoning Ordinance and Zoning Map using State Planning Assistance Grant. (1998) Retainer agreement (2003- present) to provide technical assistance to Planning Commission re: application review and procedures.

SOUTH BUFFALO TOWNSHIP, Armstrong County: Review draft of zoning amendment to create Planned Mixed Use Development District. (1998)

COLLIER TOWNSHIP, Allegheny County: Prepare Comprehensive Plan Update and amendments to Zoning Ordinance, Zoning Map and Subdivision and Land Development Ordinance to implement the Comprehensive Plan. (1999 -2000)

EAST HUNTINGDON TOWNSHIP, Westmoreland County: Assist with adoption of adult business regulations. (December, 1999)

CHARTIERS TOWNSHIP, Washington County: Prepare a report evaluating rezoning request for Arden Landfill site and testify at public hearing. (December, 1999) Prepare analysis of rezoning recommendations by the Planning Commission. (October, 2000)

MUNICIPALITY OF MURRYSVILLE, Westmoreland County: Conduct workshop re: Performance Zoning. (February, 2000)

DONEGAL TOWNSHIP, Washington County: Prepare Comprehensive Plan, Economic Development Study for Route 40 Corridor and investigate feasibility of adopting a zoning ordinance. (1999-2000).

CITY OF ALIQUIPPA, Beaver County: Study of Zoning Alternatives for Mill Street and Brodhead Road Corridors (2000); zoning amendment re: Planned Residential Development (2005).

BOROUGH OF CASTLE SHANNON, Allegheny County: Prepare first Subdivision and Land Development Ordinance, Revise Zoning Ordinance and Zoning District Map and prepare Economic Development Plan for Route 88 Corridor. (2000-2001)

BURGETTSTOWN BOROUGH, HANOVER TOWNSHIP, SMITH TOWNSHIP AND JEFFERSON TOWNSHIP, Washington County: Prepare Comprehensive Plan, including digitized mapping, for each community from a regional perspective and update individual municipal Zoning and Subdivision Ordinances with LUPTAP Grant. (2000-2002)

MOUNT PLEASANT TOWNSHIP, HOPEWELL TOWNSHIP, CROSS CREEK TOWNSHIP AND INDEPENDENCE TOWNSHIP, Washington County: Prepare Comprehensive Plan, including digitized mapping, for each community from a regional perspective and update individual municipal Zoning and Subdivision Ordinances with LUPTAP Grant. (2000-2002)

TOWNSHIP OF SHENANGO, Lawrence County: Prepare amendments to Township Planned Residential Development Regulations; revise Township Zoning Ordinance and prepare a land use study as a basis for revising the Zoning District Map. Prepare digitized base map and Zoning District Map. (2000-2001) Assist with economic development planning. (2006)

SHIPPINGPORT BOROUGH, Beaver County: Revise Borough Zoning Ordinance, prepare land use study as a basis for revising the Zoning District Map. Prepare digitized base map and Zoning District Map. (2001-2002)

BOROUGH OF AMBRIDGE, Beaver County: Study a mixed use area of the Borough to recommend alternative zoning solutions. (2001) Prepare mixed use development district amendment to Zoning Ordinance for redevelopment site. Draft procedural guides. (2005) Retainer agreement to assist Planning Commission. (2005)

NORTH HUNTINGDON TOWNSHIP, Westmoreland County: Facilitate public informational meeting re: mixed use development and assist Township with drafting of a mixed use development district.

SOUTH STRABANE TOWNSHIP, Washington County: Retainer agreement (2002-present) to provide assistance to Planning Commission, Board of Supervisors and staff re: planning issues, ordinance administration and application review. Update Zoning Ordinance and Subdivision and Land Development Ordinance (2004-2008). Prepare Comprehensive Plan Update. (2009-2010)

ELIZABETH TOWNSHIP, Allegheny County: Prepare detailed land use element and revise Zoning Ordinance and Zoning District Map. (2002-2006)

BOROUGH OF ECONOMY, Beaver County: Retainer agreement (2002-present) to provide technical assistance to Planning Commission, Borough Council and staff re: planning issues, ordinance administration and amendments and application review. Revise Borough Zoning Ordinance and Zoning District Map (2007)

HOPEWELL TOWNSHIP, Beaver County: Review and comment on draft of proposed Zoning Ordinance (2003); prepare Brodhead Road Corridor Study and recommend zoning alternatives (2003-2004).

BOROUGH OF NEW BRIGHTON, Beaver County: Retainer agreement (2004- present) to provide technical assistance to Planning Commission, Borough Council and staff re: planning issues, ordinance administration and amendments and application review.

NORTH STRABANE TOWNSHIP, Washington County: Revise Zoning Ordinance and Zoning District Map. (2004-2006)

CITY OF NEW KENSINGTON, Westmoreland County: Blight determination for LERTA Program; prepare amendments to Zoning Ordinance (2004-2006).

ROSSLYN FARMS BOROUGH, Allegheny County: Update land use element as basis for adopting new Zoning Ordinance and Zoning District Map. Prepare Subdivision and Land Development Ordinance. Assist with creation of Planning Commission and Zoning Hearing Board. (2004)

THORNBURG BOROUGH, Allegheny County: Update land use element as basis for adopting new Zoning Ordinance and Zoning District Map. Assist with creation of Planning Commission and Zoning Hearing Board. (2004)

UPPER BURRELL TOWNSHIP, Westmoreland County: Revise Zoning Ordinance and Subdivision and Land Development Ordinance. (2006-2008)

SEWICKLEY HEIGHTS, Allegheny County: Prepare Comprehensive Plan Update. (2007)

CITY OF BRADFORD, McKean County: Multi-municipal Planning Study with Bradford Township and Foster Township under contract with McLachlan, Cornelius and Filoni Architects with focus on recreation, economic development, downtown revitalization, housing and the role of the University (Pitt at Bradford). (2007-2008)

BOROUGH OF MONACA, Beaver County: Evaluate and revise Borough Zoning Ordinance and Zoning District Map with attention to infill housing and a Planned River-oriented Development District. (2008-2009)

NEVILLE TOWNSHIP, Allegheny County: Prepare first Subdivision and Land Development Ordinance; revise Township Zoning Ordinance. (2008-2010)

ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT: Update County Subdivision and Land Development Ordinance and Construction and Design Standards in a joint venture with Michael Baker, Jr., Inc. (2010-2011)

COKEBURG BOROUGH, Washington County: Prepare updated Zoning Ordinance and Zoning District Map. (2010-2011)

EXPERT WITNESS:

Federal District Court

Represented City of Butler in successful defense in Civil Rights proceeding.

Beaver County Court of Common Pleas

Represented Citizens Group challenging validity of zoning regulations governing agriculturally zoned properties.

Butler County Court of Common Pleas

Represented J. A. West Realty in successful exclusionary zoning challenge to Adams Township Zoning Ordinance.

Washington County Court of Common Pleas

Represented McGinnis Country Deli in variance appeal.

Represented Robinson Township in appeal of denial of variance.

Allegheny County Court of Common Pleas

Provided testimony for Marshall Township as basis for denial of curative amendment. Court upheld denial. Testimony quoted by Judge Craig in Commonwealth Court affirmation of denial.

Represented Green Tree Borough in Court-assisted settlement of appeal of denial of rezoning request.

Municipal Validity Challenges

Represented Franklin Park Borough at Zoning Hearing Board in Precision Equities validity challenge to Borough Subdivision and Zoning Ordinances.

Represented Pine Township at Zoning Hearing Board in validity challenge to logging provisions of Zoning Ordinance.

Represented Green Tree Borough in Curative Amendment challenge to commercial building floor area limitations in Zoning Ordinance.

Represented Step-By-Step, Wilkes Barre, in validity challenges to group home provisions in Carnegie and Castle Shannon

Municipal Validity Challenges (continued)

Represented Thomas Jones in validity challenge to McKnight Road performance zoning in McCandless Township

Represented McCormick House and Utz/Johnston in validity challenge to commercial zoning in Adams Township

Represented DiCesare-Engler Enterprises in validity challenges for amphitheater/ multifamily housing in Adams & Jackson Townships

Represented Pine Residents Association in challenge to adoption of Comprehensive Plan and Zoning Ordinance

Represented Secon Corporation in validity challenge to commercial floor area requirements in Bethel Park

Represented St. Margaret's Hospital in validity challenge to off-site parking provisions in Aspinwall Borough

Represented Tara Developers in curative amendment re: commercial outdoor recreation in City of New Kensington

Represented A & B Concrete in adjoining landowners' challenge of their rezoning request by Lancaster Township Supervisors, Butler County

Represented citizens group in appeal of building permit granted by Borough of Sewickley for a commercial communications tower on Borough property

Represented Buckeye Transfer in appeal to Zoning Hearing Board in Vandergrift Borough

Represented Classy Realty in curative amendment re: fair share of multifamily housing in Saxonburg Borough, Butler County

Represented Fallowfield Township and South Strabane Township in curative amendments re: juvenile residential care and juvenile detention facilities.

Represented Nyetimber Homeowners re: Sunrise Assisted Living curative amendment in Moon Township, Allegheny County

PRIVATE CLIENTS: Assisted the following private sector clients with applications for zoning or subdivision approval, environmental impact statements, rezoning requests or variance appeals:

Cardinal Industries, Columbus, Ohio in Cranberry Township
Scandinavian Health Spas, Cleveland, Ohio in Upper St. Clair
Living Care Services, Des Moines, Iowa in Upper St. Clair
Goldmet, Newark, New Jersey in Adams Township
Ferrieri Restaurant in Peters Township
Gatsby Development in Upper St. Clair Township
Kenneth Homes in Upper St. Clair Township
Metro Development Co. in Upper St. Clair Township
Portec Railway Maintenance Division in O'Hara Township
#1 Cochran Auto Dealership in Robinson Township
Pyramid Group in Upper St. Clair Township
Ross Development Company in Upper St. Clair Township
McCormick-Brownlee in Municipality of Mt. Lebanon
Rennerdale VFD in Collier Township
Oliver Development Corp. in Center Township, Butler County
Citizens Group opposing variance in McCandless Township
Citizens Group opposing rezoning in Moon Township
Citizens Group opposing rezoning in Hempfield Township
Go-Mart Convenience Store in South Strabane Township
Seven Fields Development Corp. in Seven Fields Borough
Dr. Louis Certo in O'Hara Township
Howard Hlawati in Peters Township
Walmart in Unity Township
Duff McCready in Harmar Township
Frye Motors in Delmont Borough
Kamin Realty (Hillcrest Shopping Center) in Bethel Park
Carson Industries Expansion, South Buffalo Twp., Armstrong Co.
Monroeville Medical Center Corporation in Monroeville
Sheetz Rezoning in Hempfield Township
Leechburg Area School District re: rezoning for sale of school
property in Gilpin Township, Armstrong County
Graham, et al rezoning request in Unity Township
Burns Construction Co. variance appeal in Rostraver Township
Mon Valley Hospital in CPSR Rezoning and conditional use
request in Carroll Township
3 E Development in rezoning request in Rostraver Township
CB Richard Ellis, parking analysis for St. Stephens Church,
Sewickley Borough
Kappa Properties rezoning request in Richland Township
M-S Associates rezoning request in Upper St. Clair Township
M-Squared Development rezoning request, Upper St. Clair Twp.

PRIVATE CLIENTS:
(Continued)

Howard Hlawati in rezoning request in Cecil Township
Hidden Oaks Homeowners Association opposing rezoning in Adams
Township, Butler County
Castlebrook Development Group- rezoning in Industry Borough
Moon Township Comprehensive Plan Review Committee
(Property owners commenting on new plan and zoning scheme)
Daniel Vorum curative amendment challenge in Canton
Township, Washington County
Brownson House indoor sports facility, City of Washington
New Sewickley Township Citizens Group, zoning challenge
Max Chutz zoning challenge, Saxonburg Borough, Butler County
Bunson property rezoning request, Upper St. Clair, Allegheny Co.
Burns & Scalo Text Amendment, Upper St. Clair Township
Citizens group opposing rezoning, Moon Township, Allegheny County
Monteleone Apartments, Slippery Rock Borough, Butler County

Peters Township

Zoning District Map



Legend

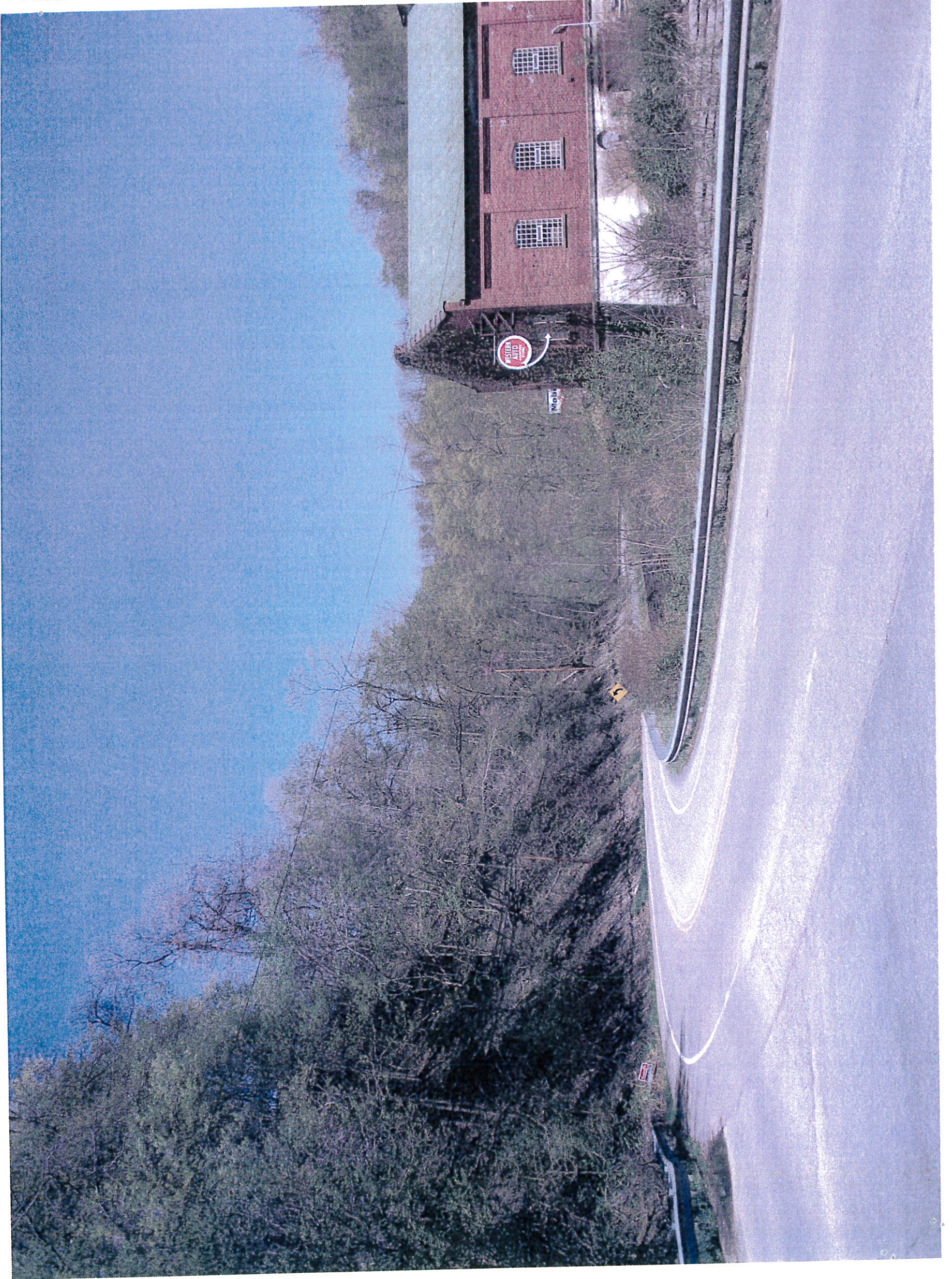
- R-1A Single-Family Conventional
- R-1B Single-Family Woodland Protection
- R-1C Single-Family Cluster
- R-2 Multi-Family Residential
- R-3 Village Residential
- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Business Commercial
- C-4 Transitional Commercial
- MTC- McMurray Town Center
- VNC- Venetia Neighborhood Commercial
- MX Mixed Use
- LI Light Industrial
- Donaldson's Crossroads Overlay
- PRD Overlay

Zoning Map Revisions	Ordinance Number	Date
# 194	Adapted	5-7-1979
# 195	C-1 District	7-2-1979
# 210	Kilridge	5-27-1980
# 212	Mesites	6-9-1980
# 244	Mervin Farm	12-14-1981
# 262	Bennhauser	9-27-1982
# 331	Wardle	5-13-1985
# 339	Valley Brook, Sleepers	7-28-1985
# 372	McDowell	1-5-1987
# 381	Finleyville Airport	7-27-1987
# 392	Washington Federal	7-25-1988
# 396	REDM	11-28-1988
# 433	Thomas Homes, Inc.	5-29-1990
# 435	Waterdam Assoc.	8-27-1990
# 439	Various Properties	12-16-1990
# 448	Easton/Velen	5-28-1991
# 455	C-2 to C-4	7-23-1991
# 484	Valley Brook, Sleepers	7-23-1991
# 505	Woodland Protection	6-14-1993
# 522	Waterdam Plaza	11-14-1994
# 527	Scheewe/Velen	2-12-1995
# 543	Szabo	8-26-1996
# 544	Forest Lawn Gardens	6-23-1997
# 566	Frank Noll	7-28-1997
# 579	J.R. Properties	1-25-1999
# 584	Evergreen Village	2-14-2000
# 587	Bower Hill Elementary	7-10-2000
# 603	Talbot Enterprises	10-23-2000
# 605	M.R.K./Hickon Brook	6-25-2001
# 626	Mixed Use	9-10-2001
# 627	Venetia Heritage Society	2-10-2003
# 657	2001 Comprehensive Plan	5-12-2003
# 658	Old Oak/Pleasant/Rt. 19	11-29-2005
# 659	Center Church/Wilbourn	11-29-2005
# 664	Matandrea/Hilwa	2-27-2006
Shoyer	Markle	5-23-2006
# 708	Szabo	2-9-2009



Source: Peters Township GIS
5/24/06





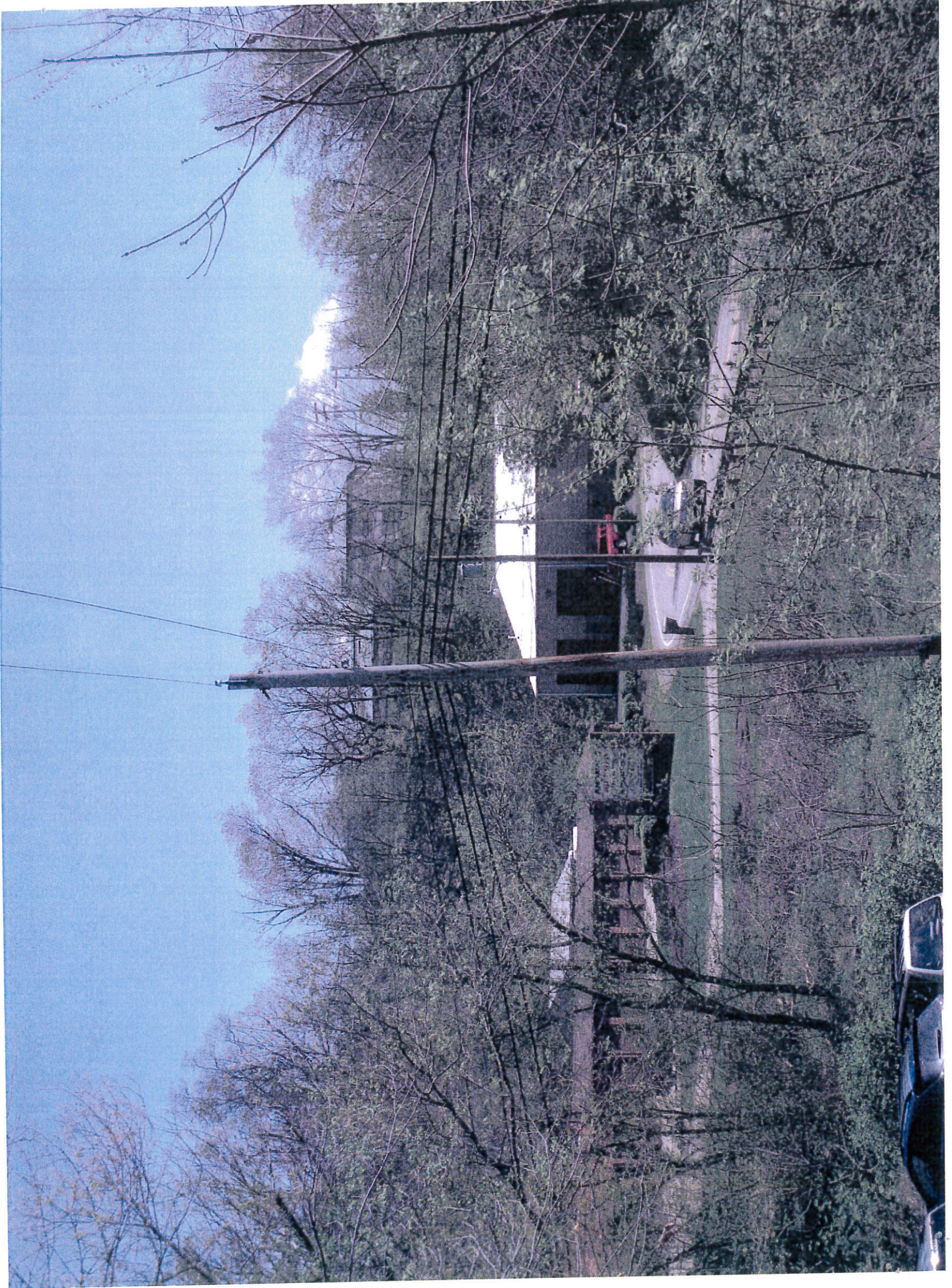




ANGELO'S
SELF STORAGE
724-942-4550

ANGELO'S
UNIVERSITY CITY
724-942-4550
259 Johnson Rd.
Greensburg











Visitor Parking





124
TRIGON
FPD COMPANY

NO TRESPASSING







