

**TOWNSHIP OF RESERVE  
ORDINANCE NO. 704**

**AN ORDINANCE OF THE TOWNSHIP OF RESERVE AMENDING THE TOWNSHIP ZONING ORDINANCE AND CHANGING THE TOWNSHIP ZONING MAP BY REZONING PROPERTIES IN THE VICINITY OF SPRING GARDEN ROAD AND WILSON ROAD, AND DESIGNATED AS BLOCK AND LOT NOS. 117-J-150, 117-N-55, 117-N-45, AND 117-N-31 FROM “R-2” TWO HOUSEHOLD RESIDENTIAL TO “C-1” COMMUNITY COMMERCIAL, AND 117-N-29 FROM “R-2” TWO HOUSEHOLD RESIDENTIAL TO “LI” LIGHT INDUSTRIAL**

WHEREAS, the Township of Reserve Zoning Ordinance, Ordinance No. 610, as amended, (the “Zoning Ordinance”) regulates zoning and land use matters within the Township of Reserve, Allegheny County, Pennsylvania (the “Township”); and

WHEREAS, the Township Board of Commissioners (the “Board”) wishes to amend the Township’s Official Zoning Map (the “Zoning Map”); and

WHEREAS, the Board desires that the Zoning Ordinance and the Zoning Map be in conformance and consistent with the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, et seq., and other applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Board finds that the following change to the Zoning Map will cause the Zoning Map to permit appropriate and desirable use and development of the property to be rezoned, will promote public health, safety and welfare and practical community development in the Township and will be in furtherance of the Township’s comprehensive plan; and

WHEREAS, the Board has given due public notice and held the requisite public hearing on the following amendments to the Zoning Ordinance and changes to the Zoning Map and duly notified the Allegheny County Department of Economic Development as pertains to the proposed rezoning.

NOW, THEREFORE, the Board hereby ordains that the Zoning Map be amended as follows:

SECTION 1. The Zoning Map is hereby amended by rezoning the parcels of property, as follows:

- a. Parcel 1 – Rezoning from “R-2” Two Household Residential to “C-1” Community Commercial.

All that certain piece or parcel of land situate in the Township of Reserve, County of Allegheny, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the Spring Garden Road on the line common to the property now or formally of the heirs of James C. Fulton, deceased, J.W. Powers and S.E. Powers, and party of the first part hereto; THENCE extending North 4°34'30" a distance of 444.92 feet to a point; THENCE extending North 76°17' East 44 feet to a point; THENCE extending North 11°7' East a distance of 115 feet to a point in a certain private road 20 feet wide; THENCE extending North 74°27' East along the line of property now or formerly of Charles G. Kunz and Ada M. Kunz, his wife and continuing along line of property now or formerly of Charles Kunz, now deceased, a distance of 334.26 feet to a point on the line of land now or formerly of Margaret T. Graupe; THENCE extending South 15°33' East 185.39 feet to a point in the line of land now or formerly of Margaret T. Graupe; THENCE extending South 56°West 100 feet to a point in the line of land now or formerly of Margaret T. Graupe; THENCE extending South 4°34'30" West 438.77 feet to a point on the line dividing property now or formerly of James C. Fulton heirs, aforesaid from property hereby conveyed; TEHNCE extending along line of property now or formerly of said James C. Fulton heirs North 87°54' West 354.51 feet to a point in Spring Garden Road aforesaid at the place of beginning. Containing 5.102 acres.

Being Block/Lot No. 117-J-150.

- b. Parcel 2 - Rezoning from "R-2" Two Household Residential to "C-1" Community Commercial.

ALL that certain pieces or lots of land situate in the Township of Reserve, Allegheny County, Pennsylvania, described as follows, to-wit:

FIRST

BEGINNING at a point in the center line of Spring Garden Road as now constructed at the Southwesterly corner of B. Graupe, et ux; thence by the Southerly line of B. Graupe, South 89° 15' 00" East, a distance of 316.01 feet to a stake; thence by lands now or late of L.N. Filmore South 00° 45' 00" West, 166.07 feet to a stake; thence still along same, North 89° 15' 00" West, a distance of 312.87 feet to a point near the center line of Spring Garden Road; and thence North 00° 20' 00" West, 166.10 feet to a point in the center line of Spring Garden Road at the place of beginning.

SECOND

BEGINNING in the center of the Spring Garden Road at the Southwest corner of lot sold to Millie G. Schmitt by deed recorded in Deed Book Volume 3054, page 673, now or formerly of Leroy N. Filmore; thence along said lot South 89° 15' 00" East 312.87 feet to a point; thence still along said lot North 00° 45' 00" East 166.07 feet to property now or late of Graupe; thence along property now or late of Graupe and Zoth, South 89° 15' 00" East 110.00 feet to a pin; thence South 00° 45' 00" West 233.51 feet to a

pin; thence North 89° 15' 00" West 421.60 feet to center of Spring Garden Road; thence along center of said Road North 00° 20' 00" West 67.54 feet to point of beginning.

Being Block/Lot No. 117-N-55.

- c. Parcel 3 - Rezoning from "R-2" Two Household Residential to "C-1" Community Commercial.

ALL that certain lot or piece of ground situate in the Township of Reserve, County of Allegheny and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on line of property now or formerly of St. Peters Cemetery; thence along property now or formerly of Matthews and property now or formerly of Andrew J. Eichler North 0°45' East, a distance of 539.8 feet to a point; thence along property formerly of William Kretz North 89°15' West a distance of 742 feet to the center of Spring Garden Road; thence along the center of said Spring Garden Road South 0°20' East a distance of 357 feet to a point; thence still continuing along said center of said road South 4°35' East a distance of 58 feet to a point; thence South 89°15' East a distance of 100 feet to a point; thence South 4°35' East a distance of 65 feet to the line of property formerly of William Hazlett; deceased, thence along said Hazlett property South 89°15' East, a distance of 624 feet to a point at the place of beginning.

Being Block/Lot No. 117-N-45.

- d. Parcel 4 - Rezoning from "R-2" Two Household Residential to "C-1" Community Commercial.

ALL that certain lot or piece of ground situate in the Township of Reserve, County of Allegheny and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the Easterly side of Spring Garden Avenue at the Northerly line of lot sold by Paul J. Cienek, et ux., by deed recorded in Deed Book Volume 3078, Page 127; thence along said line of Spring Garden Avenue, North 4° 35' West, 60 feet to a point; thence South 89° 15' East, 100 feet to a point; thence South 4° 35' East, 60 feet to said Cienek's line; and thence along same, North 89° 15' West, 100 feet to the point of beginning.

Being Block/Lot No. 117-N-31.

- e. Parcel 5 - Rezoning from "R-2" Two Household Residential to "LI" Light Industrial.

ALL that certain lot or piece of ground situate in the Township of Reserve, County of Allegheny and Commonwealth of Pennsylvania, being known and designated as Block/Lot No. 117-N-29 in the Allegheny County Deed Registry Records.

SECTION 2. The Township Engineer is authorized and directed to redraw the Township Zoning Map to reflect the rezoning set forth herein.

SECTION 3. This Ordinance repeals any prior ordinance or portion thereof to the extent that such prior ordinance or portion thereof is inconsistent with this Ordinance.

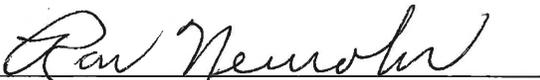
SECTION 4. This Ordinance shall be effective upon the date that it is recorded in the Township ordinance book.

ORDAINED and ENACTED this 7th day of May, 2025 by the Board of Commissioners of the Township of Reserve in lawful session duly assembled.

ATTEST:

TOWNSHIP OF RESERVE

  
Township Secretary

By:   
President, Board of Commissioners

Recording Certification: This Ordinance recorded in the Township Ordinance book on May 7th, 2025 by the undersigned.

  
Township Secretary



# Reserve Township – Parcels to be Rezoned

Image taken from Township Zoning Map

**Red** = C-1

**Yellow** = R-2

**Gray** = LI

