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On Feb 27, 2023, at 11:22 AM, [REDACTED] wrote:

Thank you Mr. Willig for the response.

That is 100% accurate. Seems as though the township/3rd party engineering outfit will not accept that a building is needed for agriculture purpose, or they don't believe me.

I indicated to them that I need a building for storage of equipment. Equipment needed to maintain land. The building would meet setback distances. The building would be nice, a Morton style pole building or similar steel building.

I believe the ACRE law passed in Pennsylvania would apply here in my case. I do plan on building a house here in the next 5 years. However, the township will not grant both permits together, I tried that.

I have attached the survey map, location of purposed building site. Also, I asked the 3rd party engineering team, HMT in cannonsburg for a digital copy of the zoning permit denial. I can attach when I get it.

I quickly looked at the Washington co. Tax map and saw four "barns" on the same road, [REDACTED] in WPRT that are on parcels of land without a primary structure.

Thank you greatly for taking a look at this. My family has paid taxes in WPRT for 5 decades. I have grown up in this area, wish to raise my family here. I should not have to fight the system to put up a nice building first on my own land! (On site septic is approved, system designed, I will be installing this summer, not planning on building the house for another 4-5 years)

That is my fathers house, in the triangular parcel to the right of my parcel.

Respectfully,
[REDACTED]

Sent from my iPhone

On Feb 27, 2023, at 11:01 AM, Willig, Robert A. [REDACTED] wrote:

Dear [REDACTED]:

Constituent Services in the Office of the Attorney General (OAG) forwarded on to me the following inquiry you sent to this Office:

I recently purchased 10.6 acres of land zoned "agricultural" in West Pike Run Township, Washington County. The land was subdivided from a larger 250+ acre farm. The subdivision is recorded, and the process is complete. I wish to build a farm building on the land. I was denied a zoning permit by the township because there is not a primary structure on the property, (a

dwelling). I am grieved by this decision, I first contacted the PA Farm Bureau, they mentioned that I fill out this form, as they have never heard of this issue before, out of the 13million+ PA residents, and 2500 or so local authorities. Thank you for this consideration.


I am one of the Agricultural Communities and Rural Environment (ACRE) lawyers in the OAG who handle agricultural law issues. Can you tell me more about your situation? So-this is agricultural zoned land, you want to build a barn or some such thing on the land, and the township is saying that you can't because you don't have a house on the land? Can you fill me in on the details of your situation so that I can better assist you? I look forward to hearing from you.

Sincerely,

Robert A. Willig
Senior Deputy Attorney General
1251 Waterfront Place
Mezzanine Level
Pittsburgh, PA 15222

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