

## ORDINANCE NO. 24

AN ORDINANCE FURTHER AMENDING ZONING ORDINANCE NO. 1 OF THE BOROUGH OF MONROEVILLE, AS HERETOFORE AMENDED, SAID ORDINANCE BEING ENTITLED, "AN ORDINANCE OF THE BOROUGH OF MONROEVILLE REGULATING AND RESTRICTING THE ERECTION, CONSTRUCTION, ALTERATION, REPAIR, LOCATION AND THE USE OF BUILDINGS AND OTHER STRUCTURES AND THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION AND THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY OR OTHER PURPOSES AND ESTABLISHING BUILDING LINES UPON ALL PUBLIC STREETS, ROADS, HIGHWAYS, LANES AND ALLEYS AND THE AREA OF LOTS; CONFERRING UPON THE BOROUGH SECRETARY OR SUCH OTHER OFFICIAL AS THE BOROUGH COUNCIL MAY DESIGNATE CERTAIN POWERS FOR THE ENFORCEMENT THEREOF; PROVIDING FOR A BOARD OF ADJUSTMENT AND THE POWERS AND DUTIES THEREOF, AND PROVIDING PENALTIES FOR THE VIOLATION OF THE TERMS AND CONDITIONS OF THIS ORDINANCE.", BY RECLASSIFYING AND CHANGING A CERTAIN TRACT OF LAND CONTAINING TEN (10) ACRES AND SITUATE ON THE WESTERLY SIDE OF HAYMAKER ROAD, A DISTANCE OF 400 FEET NORTHWARDLY FROM THE WILLIAM PENN HIGHWAY, FRONTING 795.62 FEET ON HAYMAKER ROAD AND EXTENDING BACK WESTWARDLY TO THE McMASTERS GROVE PLAN NO. 1, SAID TRACT OF LAND BEING PART OF A LARGER TRACT BELONGING TO JOSEPH TAYLOR, FROM COMMERCIAL, C-2 DISTRICT TO BE IN LIGHT INDUSTRIAL M.L.I.-1 DISTRICT.

WHEREAS, Council of the Borough of Monroeville upon consideration of a Petition presented at its meeting held on August 10, 1953, requesting the rezoning of certain property therein described, duly adopted a motion recommending the receipt and filing of said Petition and of an Ordinance to Amend the Zoning Ordinance of the Borough, known as Ordinance No. 1, by supplementing, reclassifying and changing certain real property, as hereinafter described to be in a new classification or zoned district. That the proposed amending Ordinance as submitted to the Borough Council was directed to be advertised according to law at least 15 days prior to hearing upon the same and that at least 10 written notices be posted in conspicuous places in the Community and are affected and that a public hearing be held thereon by Council on August 31, 1953, at 8:00 P.M., D.S.T., at the Monroeville Junior High School, in said Borough.

WHEREAS, it was the considered judgment of Council, that the reclassifying and changing of the hereinafter described property is necessary for the public convenience, progress and general welfare of the Borough and its residents.

NOW, THEREFORE, The Council of the Borough of Monroeville does hereby ordain and enact the following Ordinance.

SECTION 1. That Ordinance No. 1 of the Borough of Monroeville, as heretofore amended, be and the same is hereby further amended as hereinafter set forth.

SECTION 2. That Article III, Section 7 of said Zoning Ordinance No. 1, as heretofore enacted and amended by Ordinance No. 20, adopted on June 8, 1953, and as is proposed to be further amended by Ordinance under consideration by Council, hearing upon which will be held on August 31, 1953, is to be hereby further amended and changed by adding thereto the following, but that its provisions in all other respects shall be and remain the same as heretofore.

That there shall be added at the end of said Section 7, under the designation of districts and properties classified as being within the Manufacturing and Light Industrial District and as heretofore proposed for amendment, which is under consideration for enactment by Council on August 31, 1953, the following additional area and property, which has heretofore been designated and classified as Commercial, C-2 District, to be hereafter designated and classified as being within the Light Industrial, MLI.-1 District, and that said area shall be indicated under said Section 7 as "Paragraph 8", as follows:

8. All that certain tract of land being bounded and described as follows; containing 10 acres:

Beginning on the westerly side of Haymaker Road, distant 400 feet more or less northwardly from the northwesterly corner of William Penn Highway and Haymaker Road; thence, continuing along the westerly side of Haymaker Road N  $4^{\circ} 18'$  E a distance of 285.08 feet to a point on said Road; thence, continuing along said Road by an arc whose radius is 1467.69 feet, a distance of 510.54 feet to a point on said Road; thence, N  $85^{\circ} 41'$  W and through property of Joseph Taylor, 830.40 feet to a point on the line of lot No. 44 in the McMasters Grove Plan No. 1; thence, along the line of the McMasters Grove Plan No. 1, by an arc whose radius 850 feet, a distance of 337.70 feet and continuing by an arc whose radius is 1200 feet, a distance of 546.64 feet to a point on the line of property of Gravity Fill Service Station, Inc.; thence, S  $85^{\circ} 41'$  E along the property of Gravity Fill Service Station, Inc., and other property of Joseph Taylor to a point on the westerly side of Haymaker Road at the place of beginning.

SECTION 3. That the area use districts as contained and shown on the Zoning Map, be amended by changing and adding thereto the aforesaid property to be marked and designated within District M.L.I.-1, as created and established by this Ordinance.

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SECTION 4. That all Ordinances or parts of Ordinances conflicting with the provisions of this Ordinance be and the same are hereby repealed, insofar as the same are in conflict or inconsistent with the provisions of this Ordinance.

ORDAINED AND ENACTED this 8th day of September, 1953.

ATTEST:

BOROUGH OF MONROEVILLE

(Signed) Edyth J. Amalong  
Borough Secretary

By (Signed) Wm. J. Caughey  
President of Council

EXAMINED AND APPROVED this 14th day of September, 1953.

(Signed) Samuel Jenkins  
Burgess

C E R T I F I C A T I O N

I, Edyth J. Amalong, do hereby certify that I am the Secretary of the Borough of Monroeville and that the foregoing is a true and correct copy of the Ordinance duly enacted by a legal quorum of Council at its regular meeting held on September 8th, 1953, and duly advertised according to law.

(Signed) Edyth J. Amalong  
Borough Secretary