

ORDINANCE NO. 49

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 TRIANGULAR TRACT OF LAND CONTAINING 27.695 ACRES, ADJOINING AND ABUTTING THE PROPERTIES OF FORBES MOTOR COMPANY AND M. J. CUPAC ON THE EAST, BY THE PROPERTY OF BEECH PLAN AND THE MONROEVILLE IMPROVEMENT COMPANY ON THE SOUTH, AND BOUNDED ON THE NORTH BY THE CREEK WHICH RUNS ALMOST PARALLEL AND SOUTHWARDLY FROM THE WILLIAM PENN HIGHWAY: THE SAID TRACT TO BE CHANGED FROM ITS PRESENT PARTLY RESIDENTIAL AND PARTLY COMMERCIAL DISTRICT TO ENTIRELY COMMERCIAL C-2 ZONE.

WHEREAS, Council of the Borough of Monroeville upon consideration of a Petition presented at its meeting held on August 29, 1955, by the Forbes Motor Company, 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 area affected and that a public hearing be held thereon by Council on September 19, 1955, at 8:00 P.M., at the Patton Heights 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 6, of said Zoning Ordinance No. 1, as heretofore amended, is hereby further amended and corrected by adding thereto the following, but that its provisions in all other respects shall be and remain the same as heretofore.

That the following described area is hereby changed, altered and designated as to be in the Commercial C-2 Zone:

Beginning at a point of intersection of the property of Forbes Motor Company, the property now or formerly of M. J. Cupac and the property now or formerly of F. W. Rhinehart or the Beech heirs or the Beech Plan, which point of beginning is approximately 1300 feet, measured along a course South 6° 51' East from the center line of the New William Penn Highway; thence along the line of land now or formerly of F. W. Rhinehart or Beech heirs or the Beech Plan, South 87° 50' West 284.20 feet to a point at the intersection of land formerly of Thomas Harper Estate and now of Monroeville Improvement Co.; thence along the line of land formerly of Thomas Harper Estate, now of Monroeville Improvement Co., South 85° 20½' West, 1764 feet to a point at the intersection with land of Thomas R. Maher; thence in a Northerly direction, by the following 17 courses and distances, North 2° 27' West 66.57 feet, North 39° 05' East 192.90 feet, S 67° 48' E 148.20 feet, N 34° 25' E 151.30 feet, N 53° 41' E 79.10 feet, N 64° 14' E 169.20 feet, N 50° 06' E 165.90 feet, N 60° 45' E 164.20 feet, N 75° 21' E 61.10 feet, N 65° 56' E 118.10 feet, N 74° 25' E 148.70 feet, N 72° 43' E 107 feet, N 82° 39' E 174.50 feet, N 84° 42' E 123.40 feet, N 63° 53' E 109.60 feet, N 74° 04' E 164.20 feet, N 68° 10' E 152.46 feet, to a point on the line dividing property now or formerly of William F. Payer and the property of Forbes Motor Co., which point is approximately 227.30 feet from the center line of the New William Penn Highway; thence S 6° 51' E, through the property of Forbes Motor Co. and continuing along the line dividing land of Forbes Motor Co., the land now or late of Thomas M. Silves and land now or late of M. J. Cupac, a distance of 885.12 feet to a point at the place of beginning.

Containing 27.695 acres.

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 Commercial C-2 Zone, as created and established by this Ordinance.

SECTION 4. That all Ordinances or parts of Ordinances conflicting with the

Ordinance No. 49 - page 3

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 10th day of October, 1955.

ATTEST:

BOROUGH OF MONROEVILLE

(Signed) Edyth J. Amalong
Borough Secretary

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

EXAMINED AND APPROVED by me this 10th day of October, 1955.

(Signed) Samuel Jenkins
Burgess