

## ORDINANCE NO. 57

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 AND 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 ENCOMPASSING LOTS A, B, C, AND D IN GATEWAY MANOR PLAN NO. 1 and LOTS NOS. 75, 76 and 77 IN THE PROPOSED GATEWAY MANOR PLAN NO. 2, FROM RESIDENTIAL DISTRICT TO COMMERCIAL C-2 DISTRICT.

WHEREAS, Council of the Borough of Monroeville upon consideration of a Petition presented at its meeting held on November 14, 1955, 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 that is affected and that a public hearing be held thereon by Council on December 13, 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 enacted and amended by Ordinance No. 16, Ordinance No. 17, Ordinance No. 22, Ordinance No. 41 and Ordinance No. 49, is to be hereby further amended and changed by adding thereto the following, but that its provisions in all respects shall be and remain the same as heretofore.

That there shall be added at the end of said Section 6, under the designation of districts and properties classified as being within the Commercial C-2 District, and as heretofore amended, the following additional tract or parcel of land, which has heretofore been designated and classified as Residential, to be hereafter designated and classified as being within the Commercial C-2 district; the said new paragraph to be indicated and designated as "Paragraph 13", as follows:

"13. All that certain tract or parcel of land situate in the Borough of Monroeville, County of Allegheny, Pennsylvania, being bounded and described as follows:

Beginning at a point on the easterly side of the Monroeville-Trestle Road, also known as the Center Road, at the intersection thereof with the easterly line of the Pennsylvania Turnpike right of way and at the westerly line of the 33 foot easement extending southeastwardly from the Monroeville-Trestle Road or Center Road, along Lot No. D of the Plan hereinafter referred to, toward the Hall property; thence extending along the easterly line of the Monroeville-Trestle Road or Center Road, by a curve to the left having a radius of 63.81 feet and bearing in a north-westerly direction, for an arc distance of 373.19 feet to a point; thence continuing along Monroeville-Trestle Road or Center Road N 30° 50' 02" W, 256.75 feet to a point, on line of Lot A of the Plan hereinafter referred to; thence continuing by a curve having a radius of 25 feet and bearing to the right in a westerly direction 63.10 feet to a point on the southwesterly side of Old Frankstown Road; thence along the said side of Old Frankstown Road S 62° 23' E a distance of 120 feet to a point on the line of Lot No. 77 in the Plan hereinafter referred to; thence continuing along Old Frankstown Road S 82° 28' E a distance of 241.63 feet to a point on the line dividing Lots Nos. 74 and 75 in the Plan hereinafter referred to; thence S 1° E and along the dividing line between Lots Nos. 74 and 75 and along the easterly line of Lots No. A, B, C, and D in the Plan hereinafter referred to, a distance of 625.90 feet to a point on the line of land now or formerly of Robert Hall; thence along the line of land now or formerly of Robert Hall S 89° W and crossing the aforementioned 33 foot easement, a distance of 100 feet more or less to a point on the easterly line of the Pennsylvania Turnpike right of way; thence

extending along the easterly line of the Pennsylvania Turnpike right of way N 30° 05' 02" W, a distance of 127.81 feet to a point on the easterly line of the Monroeville-Trestle Road or Center Road, at the place of beginning.

The above described property is intended to include Lots Nos. A, B, C and D of the Gateway Manor Plan No. 1 recorded in the Recorder's Office of Allegheny County in Plan Book Vol. 56, page 157, together with that area of the Gateway Drive and the 33 foot easement included within said description and also including the proposed - Lots Nos. 75, 76 and 77 in the proposed Gateway Manor Plan No. 2 to be recorded.

The said described property being shown on the Plan attached hereto and made part hereof.

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 District, as created and established by this Ordinance.

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 by Council this 13th day of December, 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            day of            1955.

(Signed) Samuel Jenkins  
Burgess