

ORDINANCE NO. 474

AN ORDINANCE AMENDING ORDINANCE NO. 375, KNOWN AS THE "ZONING ORDINANCE OF THE BOROUGH OF MONROEVILLE", BY CHANGING THE CLASSIFICATION OF CERTAIN PROPERTY PRESENTLY OWNED BY COLONIAL DEVELOPMENT CORP. FROM SPECIAL USE DISTRICT "L" DISTRICT TO THE CLASSIFICATION OF MULTIPLE-FAMILY RESIDENCE DISTRICT "R3" DISTRICT.

SECTION 1. Be it ordained and enacted by the Council of the Borough of Monroeville, Allegheny County, Pennsylvania, and it is hereby ordained and enacted by the authority of same:

That Ordinance No. 375, known as the "Zoning Ordinance of the Borough of Monroeville", be amended and revised in the manner following:

SECTION 2. That the property of Colonial Development Corp. described below and presently zoned Special Use District "L" District be reclassified and rezoned to Multiple-Family Residence District "R3" District.

ALL that certain lot or piece of ground situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in Stroschein Road on the dividing line between property herein described and lands now or formerly of Walter Stroschein; thence by a line in Stroschein Road in a Southwesterly direction, a distance of 340 feet, more or less, to a point; thence continuing along Stroschein Road, South $44^{\circ} 35'$ West, a distance of 283 feet, more or less, to a point; thence still along Stroschein Road, South $53^{\circ} 23'$ West, a distance of 150 feet, more or less, to a point; thence by a line through Stroschein Road, South $40^{\circ} 56'$ West, a distance of 305 feet, more or less, to a point on the Northwest side of Stroschein Road; thence by a line, South $23^{\circ} 47'$ East, a distance of 82 feet, more or less, to a point in Stroschein Road; thence leaving Stroschein Road and by the dividing line between property herein described and lands now or formerly of Harry E. Simpson, North $73^{\circ} 09' 30''$ East, a distance of 713 feet, more or less, to a point on the line of lands now or formerly of Walter Stroschein; thence North $2^{\circ} 30'$ East, a distance of 663 feet, more or less, to a point, at the place of beginning

The herein described property is made up of parcels of land comprised of three (3) individual tracts of land as follows: One parcel of land consists of approximately one (1) acre known as the Walter Stroschein property, another parcel of land consists of approximately 3.3158 acres known as the Colonial Development Corp. property, and a third parcel of land consists of approximately 1.1622 acres known as the Bertha Snyder property.

SECTION 3. That the official zoning map accompanying Ordinance No. 375 be amended by changing the designation of the hereinabove described property from its present classification of Special Use District "L" District to the classification of Multiple-Family Residence District "R3" District.

SECTION 4. That any ordinance or part of an ordinance conflicting with the provisions of this Ordinance be, and the same is hereby repealed, to the extent of such conflict.

ORDINAED AND ENACTED INTO LAW in Council this 22nd day of April, 1965.

ATTEST:

S/ Carrol F. Pickens

S/ Frank A. Witt

Frank A. Witt
President of Council

Examined and Approved by me, this
23rd day of April, 1965.

S/ John J. Duncan
John J. Dunca, Mayor