

OFFICIAL
BOROUGH OF MONROEVILLE
ORDINANCE NO. 495

AN ORDINANCE AMENDING ORDINANCE NO. 375, KNOWN AS THE "ZONING ORDINANCE OF THE BOROUGH OF MONROEVILLE", BY CHANGING THE CLASSIFICATION OF CERTAIN PROPERTY OWNED BY THE CROSSROADS PRESBYTERIAN CHURCH AND PROPERTY HELD UNDER OPTION BY APICO INNS OF PENNSYLVANIA, INC. AND PROPERTY EQUITABLY OWNED BY APICO INNS FROM PLANNED LIGHT INDUSTRIAL DISTRICT (M-1) TO COMMUNITY BUSINESS DISTRICT (C-2).

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 described below and presently zoned Planned Light Industrial District (M-1) be reclassified and rezoned to Community Business District (C-2.)

ALL that certain lot or parcel of ground situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described, as follows:

BEGINNING at a point in the center line of a Private Road, 50 feet wide, said point being North 70° 09' East, 550.00 feet as measured along the center line of said Private Road from the intersection of said center line with the center line of Haymaker Road, 80 feet wide; thence along the center line of said Private Road, North 70° 09' East, 339.30 feet to a point on line of lands of the Pennsylvania Turnpike Commission; thence along line of lands of the Pennsylvania Turnpike Commission South 50° 03' East, 18.34 feet to a point; thence along the same, South 32°, 14" East, 170.00 feet to an iron pin on line of lands now or formerly of A. W. Ruggiero, North 87° 16' West 65.00 feet to an iron pin; thence along the same South 3° 29' West, 322.23 feet to an iron pin on the Northerly line of the Mary B. Daugherty Plan of Lots as recorded in Recorder's Office of Allegheny County in Deed Book Volume 50, page 20 and 21; thence along the northly line of said Mary B. Daugherty Plan of Lots and line of lands of R. O. Rodgers, North 86° 51' West 290.91 feet to a point; thence along other lands now or formerly of Cummins Diesel, North 14° 34' 35" East, 123.89 feet to a point; thence along the same North 19° 51' West, 236.00 feet to the point in the center line of the aforementioned Private Road at the place of beginning.

CONTAINING an area of 3.004 acres.

TOGETHER with and subject to the use in common by the parties hereto and others, their heirs, successors and assigns of the 50 foot street mentioned in the above description for ingress, egress and regress, and for the installation, maintenance and repair of sewer, gas, water, electricity and telephone lines.

HAVING erected thereon a 2-story brick church building.

ALSO

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:

BEGINNING at a corner common to the land herein described, land now or formerly of the Pennsylvania Turnpike Commission and land of the Crossroads Presbyterian Church, said place of beginning also being located the following courses and distances from the point where the center line of Daugherty Drive, a public street fifty (50) feet wide, abuts on the aforesaid land now or formerly of the Pennsylvania Turnpike Commission, N. $86^{\circ} 51'$ W., a distance of 73.135 feet; thence N. $3^{\circ} 29'$ E., a distance of 160.21 feet to the place of beginning; thence from said place of beginning and along the line of land of the Crossroads Presbyterian Church, N. $3^{\circ} 29'$ E., a distance of 162.12 feet to a point; thence continuing along the same and land of the Pennsylvania Turnpike Commission, S. $86^{\circ} 16'$ E., a distance of 78.70 feet to a point; thence continuing along the line of land of the Pennsylvania Turnpike Commission by the arc of a circle deflecting to the right and having a radius of 1131.00 feet an arc distance of 183.625 feet to a point; thence continuing along the same N. $86^{\circ} 16'$ W., a distance of 163.795 feet to the point at the place of beginning.

ALSO

ALL that certain lot or piece of ground situate in the Borough of Monroeville (formerly Patton Township), Allegheny County, Pennsylvania, as bounded and described as follows, to-wit:

BEGINNING at a point on the westerly right of way line of the Pennsylvania Turnpike, at the dividing line between property herein described and property of Crossroads Presbyterian Church formerly of W. W. Ruggiero; thence from said point and along said dividing line S. $87^{\circ} 44'$ W. a distance of 164.98 feet to a point; thence from said point and along the dividing line between the property herein described and property of

Crossroads Presbyterian Church S. $1^{\circ} 29' 25''$ W. a distance of 166.38 feet to a point on the dividing line between the property herein described and property now or formerly of W. H. Warner, thence from said point and along said dividing line which is also the line representing the northerly terminus of Daugherty Drive, a 50 foot street and the dividing line of property now or formerly of J. Oresky N. $87^{\circ} 44'$ E. a distance of 240.88 feet to a point on the westerly right of way line of the Pennsylvania Turnpike aforesaid; thence from said point and along said right of way line N. $23^{\circ} 24' 28''$ W. a distance of 178.0 feet to the point at the place of beginning.

SECTION 3. That the official zoning map accompanying Ordinance No. 375 be amended by changing the designation of the above-described tracts from Planned Light Industrial District (M-1) to Community Business District (C-2).

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.

ORDAINED AND ENACTED INTO LAW in Council this 11th day of November, 1965.

ATTEST:

S/ Carrol F. Pickens

S/ Frank A. Witt
President of Council

Examined and Approved by me this
12th day of November, 1965

S/ John J. Duncan
Mayor