

ORDINANCE NO. 515

AN ORDINANCE ORDINANCE NO. 375, KNOWN AS THE "ZONING ORDINANCE OF THE BOROUGH OF MONROEVILLE", BY CHANGING THE CLASSIFICATION OF CERTAIN PROPERTY PRESENTLY OWNED BY ROBERT A. GROTER FROM PARTLY ONE-FAMILY RESIDENCE DISTRICT "R2" AND PARTLY CONSERVANCY DISTRICT "S" TO PARTLY ONE-FAMILY RESIDENCE DISTRICT "R2" AND PARTLY MULTIPLE-FAMILY RESIDENCE DISTRICT "R3".

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 ROBERT A. GROTER described below and presently zoned as partly One-Family Residence District "R2" and partly Conservancy District "S" be reclassified and rezoned as follows:

A. ONE-FAMILY RESIDENCE DISTRICT "R2"

ALL that certain tract of land situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at the Northeast corner of the Plot hereinbefore described as the "R3" Zoning Plot, said point being in the center line of a proposed fifty (50) foot street; thence by the line of aforesaid "R3" Zoning Plot, South 87° 17' 30" West, a distance of 83.045 feet to a point on the line of the "R2" Zoning; thence by said line of "R2" Zoning, through property of which this is a part, North 35° 29' East, a distance of 176.62 feet to a point; thence by the same, South 55° 20' East, a distance of 180.87 feet to a point; thence by a line through property of which this Plot is a part, South 1° 51' 50" East, a distance of 89.34 feet to a point; thence by the same, South 9° 30' East, a distance of 295.0 feet to a point; thence by the same, South 10° 36' 10" West, a distance of 121.59 feet to a point; thence continuing by the same, North 86° 16' 40" West, a distance of 130.0 feet to a point in the center line of the aforesaid proposed

fifty (50) foot street; thence by the center line of said proposed fifty (50) foot street by a curve to the left, having a radius of 130 feet for an arc distance of 30 feet to a point; thence by same, North 9° 30' West, a distance of 350.0 feet to a point; thence by the same, by a curve to the right and having a radius of 675.0 feet, an arc distance of 80.01 feet to the point, at the place of beginning.

CONTAINING approximately 2.5 Acres.

B. MULTIPLE-FAMILY RESIDENCE DISTRICT "R3"

ALL that certain tract of land situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows, to-wit:

BEGINNING at a point, common corner of this tract and property, now or formerly of E. Piper; thence by the line of land now or formerly of E. Piper, North 74° 30' West, a distance of 93.75 feet to a point on the line of land now or formerly of W. Howard; thence by the line of land now or formerly of said W. Howard, South 15° 30' West, a distance of 280.00 feet to a point; thence by a line through the property of which this Plot is a part, South 17° 34' 44" East, a distance of 542.11 feet to a point; thence by the same, South 60° 0' East, a distance of 240.00 feet to a point on the line of land now or formerly of F. Smulozenski; thence by the line of land of said F. Smulozenski, North 39° 19' 20" East, a distance of 225.00 feet to a point; thence by a line through the property of which this Plot is a part, North 40° 48' 10" West, a distance of 209.41 feet to a point in the center line of the aforesaid proposed fifty (50) foot street; thence by the center line of said proposed fifty (50) foot street in a Northerly direction, by a curve to the left, having a radius of 130.00 feet, an arc distance of 80.00 feet to a point; thence by the same center line, North 9° 30' West, a distance of 350.00 feet to a point;

thence by the same, by a curve to the right, having a radius of 675.00 feet, an arc distance of 80.01 feet to a point; thence by a line through the property of which this Plot is a part, South 87° 17' 30" West, a distance of 95.00 feet to a point; thence by the same, North 50° 43' 10" West, a distance of 80.23 feet to the point, at the place of beginning.

CONTAINING approximately 5.86 Acres.

SECTION 3. That the official zoning map accompanying Ordinance No. 375 be amended by changing the designation of the above-described two tracts from partly One-Family Residence District "R2" and partly Conservancy District "S" to partly One-Family Residence District "R2" and partly Multiple-Family Residence District "R3".

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 8th day of March, 1966.

ATTEST:

BOROUGH OF MONROEVILLE

S/ Carrol F. Pickens

S/ Frank A. Witt
President of Council

EXAMINED AND APPROVED this 9th day of March, 1966.

S/ John J. Duncan
Mayor