

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 C. D. CRAWFORD CO. FROM CONSERVANCY DISTRICT "S" TO ONE-FAMILY RESIDENCE DISTRICT "R-1" AND "R-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 of C. D. CRAWFORD CO. described below and presently zoned as Conservancy District "S" be reclassified and rezoned to One-Family Residence District "R-1" and "R-2" as follows:

A. ONE-FAMILY RESIDENCE DISTRICT "R-1"

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

BEGINNING at a point on the dividing line of this tract and the Monroe Heights Plan of Lots No. 4, as recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 58, pages 160 and 161, at the corner of property now or formerly of A. Monzo; thence by the dividing line of this tract and the said Monroe Heights Plan No. 4, South  $48^{\circ} 59' 15''$  East, for a distance of 392.945 feet to a point on the dividing line of this tract and property now or formerly Garlow, Inc.; thence by the boundary line of Proposed Cherry Hill Plan No. 4, South  $42^{\circ} 05' 50''$  West, for a distance of 193.00 feet to a point; thence by the same, South  $72^{\circ} 07' 10''$  West, for a distance of 125.87 feet to a point; thence by the same, North  $81^{\circ} 23' 50''$  West, for a distance of 293.675 feet to a point on the dividing line of this tract and property now or formerly of B. Raphael; thence by the dividing line of this tract and property now or formerly of said B. Raphael, North  $28^{\circ} 37'$  East, for a distance of 40.00 feet to a point; thence by the same, North  $0^{\circ} 46' 10''$  East, for a distance of 210.00 feet to a point; thence by the same, North  $16^{\circ} 20' 50''$  East, for a distance of 371.36 feet to a point on the dividing line of this tract and property now or formerly of A. Monzo; thence by said line of land now or formerly of A. Monzo, South  $50^{\circ} 59' 35''$  East, for a distance of 224.29 feet to the point, at the place of beginning.

CONTAINING 5.20 Acres.

B. ONE-FAMILY RESIDENCE DISTRICT "R-2"

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

BEGINNING at a point where the Conservancy "S" zoning line intersects the Northerly boundary line of Proposed Cherry Hill Plan of Lots No. 3, said point of beginning being located as follows: BEGINNING at a point on the dividing line of this tract and the Monroe Heights No. 4 Plan of Lots, as recorded in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 58, Pages 160 and 161, at the corner of property now or formerly of A. Monzo; thence by the dividing line of this tract and said Plan No. 4, South 48° 59' 15" East, for a distance of 600 feet to a point on the dividing line of this tract and property now or formerly of Garlow, Inc.; thence by the aforesaid Conservancy zoning line, South 8° 00' 45" West, for a distance of 30 feet to the line of aforesaid Proposed Cherry Hill No. 3 Plan, at the place of beginning; thence from said point of beginning, so established, by said Conservancy zoning line, South 8° 00' 45" West, for a distance of 393.74 feet to a point on the boundary line of said Proposed Plan of Lots; then by said line, North 89° 43' 50" West, for a distance of 63.70 feet to a point; thence continuing by the line of said Plan, North 19° 55' 50" West, for a distance of 214.21 feet to a point; thence continuing by the same, North 27° 19' 40" East, for a distance of 98.435 feet to a point; thence by the same, North 55° 27' 50" East, for a distance of 177.74 feet to the point, at the place of beginning.

CONTAINING 1.02 Acres.

SECTION 3. That the official zoning map accompanying Ordinance No. 375 be amended by changing the classification of the above-described two tracts from Conservancy District "S" to One-Family Residence District "R-1" and "R-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 14th day of June, 1966.

ATTEST:

BOROUGH OF MONROEVILLE

S/ Carrol F. Pickens,  
Secretary

S/ Frank A. Witt,  
President of Council

EXAMINED AND APPROVED by me this 16th day of June, 1966.

S/ John J. Duncan,  
Mayor