

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 OXFORD LAND, INC. AND PRESENTLY ZONED IN PART CONSERVANCY DISTRICT "S" AND IN PART ONE-FAMILY RESIDENCE DISTRICT "R-2" TO COMMUNITY BUSINESS DISTRICT "C-2" AND MULTIPLE-FAMILY RESIDENCE DISTRICT "R-3".

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 OXFORD LAND, INC., as described in the Rider attached hereto, marked Exhibit "A" and made a part of this Ordinance, be reclassified and rezoned Community Business District "C-2".

SECTION 3. That the property of OXFORD LAND, INC., as described in the Rider attached hereto, marked Exhibit "B" and made a part of this Ordinance, be reclassified and rezoned Multiple-Family Residence District "R-3".

SECTION 4. That the official zoning map accompanying Ordinance No. 375 be amended by changing the designation of the above-mentioned two tracts, more specifically described in Exhibit "A" and Exhibit "B", attached hereto and made a part hereof, from Partly Conservancy District "S" and Partly One-Family Residence District "R-2" to Community Business District "C-2" and Multiple-Family Residence District "R-3".

SECTION 5. 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any Ordinance or part of an Ordinance conflicting with the provisions of this Ordinance be, and the same is hereby, repealed to the extent of such conflict.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

By S/ Frank A. Witt
President of Council

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

S/ John J. Duncan
Mayor

EXHIBIT "A"

(Description of property rezoned to
Community Business District "C-2"
attached to and made a part of
ORDINANCE NO. 531.)

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 the line dividing lands now or late of L. M.
Luzader, lands now or late of Maurice D. Davidow and lands now or late of
Andrew and Rita H. Fallon, said point being in the line dividing Commercial
District "C-2" and "S" District; thence the following courses and distances
along the line dividing lands now or late of said Davidow, lands now or late
of Thomas R. and Mary Z. Maher and lands now or late of James C. and Rosebud
Walker; South 80° 47' 30" East, a distance of 8.25 feet to a point,
South 82° 17' 30" East, a distance of 191.40 feet to a point,
South 61° 17' 30" East, a distance of 332.17 feet to a point,
South 66° 17' 30" East, a distance of 272.70 feet to a point,
South 39° 34' 10" East, a distance of 119.65 feet to the corner
common to lands herein described and lands now or late of Balison, Inc.; thence
along said dividing line, South 86° 12' 30" East, a distance of 928.72 feet
to a point in the line dividing lands herein described and lands now or late
of the Monroeville Improvement Co., Inc., said point being in the line dividing
the presently "C-2" District and "R-2" and "S" Districts; and thence along the
line dividing lands herein described, lands now or late of said Monroeville
Improvement Co., Inc. and continuing through lands presently zoned "S" District,
South 24° 17' 30" West, a distance of 990.00 feet to a point; thence the
following courses and distances through the present "R-2" District:

South 8° 56' 50" East, a distance of 476.40 feet to a point,
south 18° 20' 40" West, a distance of 394.02 feet to a point,
South 44° 12' 50" West, a distance of 309.74 feet to a point,
South 77° 26' 10" West, a distance of 349.37 feet to a point,
South 82° 16' West, a distance of 245.23 feet to a point,
South 63° 56' West, a distance of 411.90 feet to a point in the
presently zoned "S" District; thence continuing through said "S" District,
North 87° 53' 10" West, a distance of 271.18 feet to a point; thence continuing
by same, North 68° 34' 40" West, a distance of 1089.51 feet to a point in lands
now or late of A. R. Douglas, said point being in the line dividing presently
zoned "M-2" District and the "S" District; thence through lands of A. R. Douglas
along the "M-2" District, North 66° 00' 30" West, a distance of 107.11 feet to
a point; thence through lands of A. R. Douglas, North 2° 59' 30" East, a dis-
tance of 1435.77 feet to a point; thence along the line dividing lands herein
described, lands now or late of Samuel Hall Estate and lands now or late of
H. M. Luzader, North 86° 12' 30" East, a distance of 1114.15 feet to a point;
thence continuing along lands of H. M. Luzader, North 9° 12' 30" East, a dis-
tance of 453.09 feet, to the point of beginning.

EXHIBIT "B"

(Description of property rezoned to Multiple-Family-Family Residence District "R-3" attached to and made a part of ORDINANCE NO. 531.

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 the corner common to lands herein described, lands now or late of W. L. Mosenson and lands now or late of E. Rhinehart, said point being in the line dividing the present Commercial District "C-2" and Residential District "R-2"; thence along the line dividing lands herein described, lands now or late of said Rhinehart, lands now or late of D. Campos, lands now or late of J. L. Santonasta, lands now or late of G. L. Lerva, lands now or late of V. Masilunas, lands now or late of G. Binning and lands now or late of R. Wilson, South $00^{\circ} 06' 00''$ West, a distance of 663.34 feet to a point; thence South $56^{\circ} 25' 00''$ East, a distance of 153.62 feet to a point in the Turtle-Creek-Monroeville Road; thence through said Road, South $33^{\circ} 35' 00''$ West, a distance of 232.25 feet to a point; thence continuing through same, South $33^{\circ} 46' 30''$ West, a distance of 20.17 feet to a point; thence leaving said Road and along the line dividing lands herein described and lands now or late of C. H. Rine, North $56^{\circ} 13' 30''$ West, a distance of 200.00 feet to a point; thence along the rear of various properties facing Turtle Creek-Monroeville Road, South $33^{\circ} 46' 30''$ West, a distance of 653.30 feet to a point; thence continuing by same, South $32^{\circ} 06' 00''$ West, a distance of 137.56 feet to a point in the center line of Bosses Lane; thence along the center line of Bosses Lane, North $57^{\circ} 54' 00''$ West, a distance of 597.86 feet to a point; thence along the line dividing lands herein described at the rear of various properties facing the above mentioned Turtle Creek-Monroeville Road, South $8^{\circ} 30' 20''$ East, a distance of 556.06 feet to a point; thence continuing by same, South $12^{\circ} 56' 50''$ West, a distance of 644.36 feet to a point on the line dividing lands herein described and lands now or late of C. Danesi; thence by said line, North $52^{\circ} 03' 40''$ West, a distance of 52.57 feet to a point; thence South $25^{\circ} 17' 40''$ West, a distance of 0.94 feet to a point; thence by a line through lands now or late of David A. and Mary Louise Mackey, North $72^{\circ} 59' 44''$ West, a distance of 154.19 feet to a point in the Southeasterly side of Glen Crest Drive, as shown in the Glen Crest Plan of Lots No. 2, as said Plan is recorded in Plan Book Volume 54, pages 56 and 57; thence along the Southeasterly side of said Glen Crest Drive, North $17^{\circ} 00' 16''$ East, a distance of 19.09 feet to a point; thence crossing the terminus of Glen Crest Drive, North $72^{\circ} 59' 44''$ West, a distance of 50.00 feet to a point in the Northwesterly side of said Drive; thence along the Northwesterly side of said Drive, extended North $17^{\circ} 00' 16''$ East, a distance of 8.75 feet to a point; thence by a line through lands formerly of said Mackey, North $54^{\circ} 15' 12''$ West, a distance of 213.66 feet to the corner common to Lots No.s 20 and 25 in the above mentioned Glen Crest Plan of Lots No. 2; thence along the line dividing lands herein described and Lot No. 20 in the above mentioned Plan, North $52^{\circ} 03' 40''$ West, a distance of 20.00 feet to a point; thence along the rear of Lot Nos. 20, 19 and 18 in said Plan of Lots No.s 9 to 4, inclusive, in the Glen Crest Plan of Lots No. 1, as said Plan is recorded in Plan Book Volume 53, pages 55 and 56 and lands now or late of D. Mackey, the following courses and distances:

South 41° 23' 30" West, a distance of 205.76 feet to a point,
 South 77° 37' 40" West, a distance of 257.20 feet to a point,
 South 63° 55' 00" West, a distance of 400.60 feet to a point; thence
 along the line dividing lands herein described and lands now or late of said
 Mackey, South 33° 20' 50" East, a distance of 375.01 feet to a point; thence
 along the line dividing lands formerly of the Monroeville Improvement Co., Inc.
 lands now or late of E. A. Hall, lands now or late of G.C. Dale, lands now or
 late of P. A. Palmquist, lands now or late of J. D. Ward, lands now or late of
 M. Cima, South 56° 41' 10" West, a distance of 552.84 feet to a point; thence
 along the line dividing lands herein described and lands now or late of P. L.
 Cook, North 33° 33' 50" West, a distance of 123.41 feet to a point; thence
 along the line dividing lands herein described and the rear of various properties
 fronting on the Turtle Creek-Monroeville Road, South 56° 41' 10" West, a dis-
 tance of 275.00 feet to a point; thence along the line dividing lands herein
 described and lands now or late of G. T. R. Queen, North 33° 20' 50" West, a
 distance of 1199.77 feet to a point; thence the following courses and distances
 through lands now or late of Monroeville Improvement Co., Inc. and lands now
 or late of David E. and Mary Loesy Rudd Mackey:

North 21° 25' 20" East, a distance of 174.40 feet to a point,
 South 68° 34' 40" East, a distance of 638.71 feet to a point,
 South 87° 53' 10" East, a distance of 271.18 feet to a point
 North 63° 56' East, a distance of 411.90 feet to a point,
 North 82° 16' East, a distance of 245.23 feet to a point,
 North 77° 26' 10" East, a distance of 349.37 feet to a point,
 North 44° 12' 50" East, a distance of 309.74 feet to a point,
 North 18° 20' 40" East, a distance of 394.02 feet to a point,
 North 8° 56' 50" West, a distance of 476.40 feet to a point,
 North 24° 17' 30" East, a distance of 990.00 feet to a point in the
 line dividing lands herein described and lands now or late of W. L. Mosenson
 being the line common to the "C-2" and "R-2" Districts; thence along said
 dividing line, North 86° 46' 30" East, a distance of 1205.21 feet to the point
 of beginning.