

## ORDINANCE NO. 692

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 DYNAMICS DEVELOPMENT CORPORATION, FROM "S" CONSERVANCY DISTRICT AND "R-2" SINGLE FAMILY RESIDENCE DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENCE DISTRICT.

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 1. That the property of Dynamics Development Corporation, described below and presently zoned "S" Conservancy District and "R-2" Single Family Residence District be reclassified and rezoned to "R-3" Multiple Family Residence 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 the westerly line of Tyler Street, at the northeasterly corner of property of the Monmas Club; thence from said point of beginning along property of Monmas Club N 78° 48' W, a distance of 328.57 feet to a point; thence through property of which this is a part, N 78° 48' W, a distance of 75 feet more or less to a point, thence by the same N 9° 41' E, a distance of 25 feet to a point, thence by the same N 81° 50' W a distance of 500 feet more or less to a point; thence by the same N 56° 38' W, a distance of 351 feet more or less to a point at the northeasterly corner of land n/f of Kennell; thence along the lands n/f of Kennell, N. E. Wilhelm, C. E. Mock, L. T. Mohan, P. H. Zany and Thomas Kravetz by the following courses and distances; N 72° 23' W, 64.27 feet; N 81° 20' W, 61.34 feet; S 74° 26' W, 61.38 feet; S 54° 01' W, 67.34 feet; S 54° 07' W, 71.15 feet; S 58° 37' W, 67.59 feet; S 69° 09' W, 82.70 feet to a point in the line of lands n/f of Vensel; thence along the same N 6° 51' W, a distance of 215.45 feet to a point; thence by the same N 86° 36' W, a distance of 182.23 feet to a point; thence through lands now or late of Vensel, N 86° 36' W a distance of 133.60 feet to a point on lands now or late of James F. O'Connor; thence by the same N 15° 37' 39" E, a distance of 500 feet more or less to a point; thence along the line of lands now or formerly of the Mon-Pen Realty Company, S 83° 31' 30" E, a distance of 486.37 feet to a point; thence by a line through the within described tract and along a parcel which is presently zoned "R-3", the following three (3) courses and distances: S 00° 41' 30" E, a distance of 302.36 feet; S 83° 31' 30" E, a distance of 1,250 feet; N 12° 06' E, a distance of 301.45 feet to a point on line of lands now or formerly of the Mon-Pen Realty Company; thence along the line of Mon-Pen Realty Company, S 83° 31' 30" E, a distance of 200 feet to a point on the westerly line of Tyler Street; thence along the westerly line of Tyler Street, S 12° 06' W, a distance

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of 744.36 feet to a point at the place of beginning.

Containing 20 acres more or less.

Section 2. That the official zoning map accompanying Ordinance No. 375 be amended by changing the designation of the hereinabove described parcel of land from its present classification of "S" Conservancy District and "R-2" Single Family Residence District to "R-3" Multiple Family Residence District.

Section 3. 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 23rd day of June, 1970.

BOROUGH OF MONROEVILLE

ATTEST:

S/ Carrol F. Pickens  
Secretary

By S/ George C. Dale  
President of Council

(SEAL)

EXAMINED AND APPROVED this 23rd day of June, 1970.

S/ John J. Duncan  
Mayor

Entered in Legal Book July 6, 1970