

ORDINANCE NO. 792

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING
ORDINANCE NO. 375, KNOWN AS THE ZONING ORDINANCE OF
THE BOROUGH OF MONROEVILLE BY CHANGING THE
CLASSIFICATION OF CERTAIN PROPERTY OF JOHN KUKURIN
COMPANY FROM "R-2" RESIDENTIAL DISTRICT
TO "C-2" COMMUNITY BUSINESS DISTRICT

BE IT ORDAINED AND ENACTED, by the Borough of Monroeville in Council
assembled as follows:

That Ordinance No. 375 known as the Zoning Ordinance of the Borough of
Monroeville be amended and revised as follows:

Section 1. That the property of John Kukurin Company located to the rear
of the Kukurin Beer Distributor on Monroeville Boulevard and Carson Street and
containing .5 acres, as described below, and presently zoned "R-2" Residential
District be reclassified and rezoned to "C-2" Community Business District:

Two Lots described as follows:

1. BEGINNING at a point on line of land now or formerly
of Joseph Prin and lands of Anthony Laurito, of which this
is a part, said point being S 5° 08' W, a distance of
246.62 feet from a brass pin on the Southerly side of the
Northern Pike (50 feet wide) at the corner of lands now
or formerly Joseph Prin and lands now or formerly Anthony
Laurito; thence S 84° 52' E, a distance of 180 feet to a
point on the Westerly side of Carson Street (40 feet wide);
thence along the Westerly side of said Carson Street S 5°
08' W, a distance of 60 feet to an iron pin at the corner
of lands now or formerly Brendlinger; thence by line of
lands of said Brendlinger N 84° 52' W, a distance of 180
feet to an iron pipe on line of lands now or formerly
Joseph Prin; thence by line of lands of said Prin N 5°
08' E, a distance of 60 feet to a point at the place of
beginning and containing 0.248 acres.

2. BEGINNING at a point on the Westerly side of Carson
Road, 40 feet wide at a point which is common to property
herein described and property of Nick Nocholas, et ux;
thence along Carson Road, South 5° 08' West, a distance of
60 feet to a point; thence by a line North 84° 52' West,
a distance of 130 feet to a point in the line of Joseph
Prin; thence along the line of said Joseph Prin, North 5°
08' East, a distance of 60 feet to a point; thence by line
South 84° 52' East, a distance of 180 feet to a point on
the Westerly side of Carson Road, the place of beginning.
Containing approximately .248 acres, more or less.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author details the various methods used to collect and analyze the data. This includes the use of specialized software for data entry and the application of statistical techniques to identify trends and anomalies. The goal is to provide a comprehensive overview of the current state of the project.

The third section focuses on the challenges encountered during the data collection process. One major issue was the inconsistency in the quality of the data provided by different sources. To address this, the team implemented a series of checks and balances to ensure that all data points were accurate and reliable.

Finally, the document concludes with a summary of the findings and a list of recommendations for future work. It suggests that further research should be conducted to explore the underlying causes of the data inconsistencies and to develop more robust data collection protocols.

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 "R-2" Residential District to "C-2" Community Business District.

ORDAINED AND ENACTED this 11th day of July, 1972.

ATTEST:

BOROUGH OF MONROEVILLE

S/ Carrol F. Pickens
Secretary

By S/ George C. Dale
President of Council

EXAMINED AND APPROVED this 31st day of July, 1972.

S/ John J. Duncan
Mayor

Entered in Legal Book, Aug. 3, 1972.

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