

ORDINANCE NO. 831

AN ORDINANCE AMENDING ORDINANCE NO. 375, KNOWN AS THE ZONING ORDINANCE OF THE BOROUGH OF MONROEVILLE BY CHANGING THE CLASSIFICATION OF CERTAIN PROPERTY OF OXFORD DEVELOPMENT COMPANY FROM "C-2" COMMUNITY BUSINESS DISTRICT TO "R-3" MULTIPLE FAMILY DISTRICT AND FROM "R-3" MULTIPLE FAMILY 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 two parcels of Oxford Development Company on the Monroeville Mall site, north of Monroeville Boulevard and east of Don Mark Drive described below shall be reclassified and rezoned as follows:

- a. Parcel One shall be reclassified and rezoned from "C-2" Community Business District to "R-3" Multiple Family District:

From "C-2" to "R-3": beginning at a point in the line dividing the present "C-2" District from "R-3" District, said point being common to lands herein described, lands now or formerly of the Pittsburgh Racquet Club and lands now or formerly of Soffer, Mason, Lewis et al; thence from said point of beginning and along said dividing line S 86 degrees 04' 40" E a distance of 324.63 feet to a point; thence by a line through the present "C-2" District N 42 degrees 39' 25" E a distance of 153.45 feet to a point; thence by same N 57 degrees 34' 40" E a distance of 144.81 feet to a point; thence continuing by same N 26 degrees 18' 00" W a distance of 35.70 feet to a point; thence along the line dividing lands occupied by Cochran Pontiac N 63 degrees 42' 00" E a distance of 83.79 feet to a point; thence by a line through the present "C-2" District S 26 degrees 18' 00" E a distance of 61.94 feet to a point; thence along lands herein described and lands of said Pittsburgh Racquet Club S 02 degrees 31' 00" E a distance of 175.15 feet to a point; thence by same S 25 degrees 01' 00" E a distance of 7.61 feet to the point of beginning.

- b. Parcel Two shall be reclassified and rezoned from "R-3" Multiple Family District to "C-2" Community Business District.

From "R-3" to "C-2": beginning at a point in the line dividing the present "C-2" District from the "R-3" District, said point being S 86 degrees 04' 40" W a distance of 324.63 feet along said dividing line from lands now or formerly of the Pittsburgh Racquet Club; thence from said point of beginning by a line through the present "R-3" District S 34 degrees 34' 00" W a distance of 353.18 feet to a point on Don Mark Drive; thence by a line through Don Mark Drive N 55 degrees 26' 00" W a distance of 137.63 feet to a point; thence by same by the arc of a curve bearing to the left having a radius of 340 feet through an arc distance of 167.47

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feet to a point; thence N 24 degrees 17' 39" E a distance of 138.86 feet to a point in the line dividing the present "C-2" District from the "R-3" District; thence along said dividing line N 86 degrees 04' 40" E a distance of 412.88 feet to the point of beginning.

ORDAINED AND ENACTED this 10th day of April, 1973.

BOROUGH OF MONROEVILLE

ATTEST:

By S/ George C. Dale
President of Council

S/ Marshall W. Bond
Acting Secretary

EXAMINED AND APPROVED this 13th day of April, 1973.

S/ John J. Duncan
Mayor

Entered in Legal Book April 17, 1973