

ORDINANCE NO. 1055

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE REQUESTING APPROVAL FOR REZONING APPLICATION NO. 77-1-Z OF FRANK NASCONE REQUESTING REZONING OF 3.9 ACRES OF LAND FROM R-2 RESIDENTIAL TO C-2 COMMUNITY BUSINESS AND APPROXIMATELY 9 ACRES FROM R-2 RESIDENTIAL TO S-CONSERVANCY FOR THE PROPOSED CONSTRUCTION OF A RETAIL SHOPPING AREA NEAR THE WESTMORELAND/ALLEGHENY COUNTY LINES

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

SECTION 1. That rezoning application No. 77-1-Z of Frank Nascone requesting rezoning of 3.9 acres of land from R-2 Residential to C-2 Community Business and approximately 9 acres from R-2 Residential to S-Conservancy for the proposed construction of a retail shopping area near the Westmoreland/Allegheny County lines is approved.

BEGINNING at a point on the dividing line between existing C-2 and R-2 Zoning such point being located the following courses and distances from the southerly line of William Penn Highway (legislative Route 187, Traffic Route 22): S 47 degrees 40' 44" W, a distance of 112.53 ft. to a point; S 35 degrees 25' 18" E, a distance of 26.05 ft. to a point; S 70 degrees 54' 43" W, a distance of 386.40 ft. to a point; S 3 degrees 07' 51" E, a distance of 70.00 ft. to a point on the dividing line between existing C-2 and R-2 Zoning; thence along said dividing line, S 41 degrees 08' 32" E, a distance of 390.00 ft. to the point of beginning: Thence S 3 degrees 08' 32" E, a distance of 240.00 ft. to a point; thence S 16 degrees 08' 32" E, a distance of 540.00 ft. to a point; thence N 73 degrees 51' 28" E, a distance of 255.42 ft. to a point; Thence N 44 degrees 57' 35" E, a distance of 144.82 to a point; thence N 41 degrees 08' 32" W, a distance of 776.63 ft. to the point of beginning. Containing an area of 169,511.25 Sq. Ft. equals 3.8914 acres.

BEGINNING at a point on the dividing line between existing C-2 and R-2 Zoning, such point being located the following courses and distances from the southerly line of William Penn Highway (Legislative Route 187, Traffic Route 22): S 47 degrees 40' 44" W, a distance of 112.53 ft. to a point; S 35 degrees 25' 18" E, a distance of 26.05 ft. to a point; S 70 degrees 54' 43" W, a distance of 386.40 ft. to a point; S 3 degrees 07' 51" E, a distance of 70.00 ft. to the point of beginning on the dividing line between existing C-2 and R-2 Zoning; Thence S 41 degrees 08' 32" E, a distance of 390.00 ft. to a point; Thence S 3 degrees 08' 32" E, a distance of 240.00 ft. to a point; Thence S 16 degrees 08' 32" E, a distance of 540.00 ft. to a point; Thence N 73 degrees 51' 28" E, a distance of 255.42 ft. to a point; Thence S 44 degrees 57' 35" W, a distance of 820.56 ft. to a point; Thence N 3 degrees 07' 51" W, a distance of 1,564.01 ft. to the point of beginning. Containing an area of 392,310.24 ft. equals 9.0062 acres.

SECTION 2. That the official map accompanying Ordinance No. 375 be amended by changing the designation of the hereinabove described parcels of land from its present classifications of R-2 Residential to C-2 Community Business and R-2 Residential to S-Conservancy, respectively.

ORDAINED AND ENACTED this 28th day of March, 1977.

(SEAL)

ATTEST:

MUNICIPALITY OF MONROEVILLE

S/ Marshall W. Bond  
Municipal Manager

S/ R. E. Droske  
Mayor

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