

ORDINANCE NO. 1431

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE APPROVING REZONING APPLICATION NO. 84-4-Z OF RICHARD MARRONE REQUESTING REZONING OF APPROXIMATLEY 2.0 ACRES OF LAND FROM "R-2" RESIDENTIAL TO "C-2" COMMERCIAL

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

Section 1. Rezoning Application No. 84-4-Z of Richard Marrone requesting rezoning of approximately 2.0 acres of land from "R-2" Residential to "C-2" Commercial is approved. A copy of the metes and bounds description is attached hereto, made a part hereof and marked Exhibit "A".

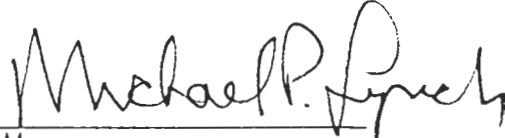
Section 2. The official map accompanying Ordinance No. 1091 be amended by changing the designation of the hereinabove described parcel of land from its present classification of "R-2" Residential to "C-2" Commercial.

ORDAINED and ENACTED this 14th day of August, 1984.

ATTEST:

MUNICIPALITY OF MONROEVILLE


Assistant to the Municipal Manager


Mayor

(SEAL)

Requesting a "C-2" Zoning. Property is presently zoned "R-2".

All that certain piece or tract of land situate in the Municipality of Monroeville, formerly the Township of Patton, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the center of the Turtle Creek and Monroeville Road, distant $32^{\circ} 34' 30''$ West, a distance of 363 feet from the line of land now or formerly of Leon Boss and Thomas Harper; thence along the center of said improved road South $32^{\circ} 34' 30''$ West, a distance of 70 feet to a pin; thence North $57^{\circ} 25' 30''$ West a distance of 430.03 feet to a pin; thence North $13^{\circ} 41' 30''$ East, a distance of 10.92 feet to a pin; thence North $7^{\circ} 55'$ West, a distance of 78.48 feet to a pin; thence South $57^{\circ} 25' 30''$ East, a distance of 484.52 feet to a point at the place of beginning.

HAVING erected thereon a one-story cement block building known as 2523 Monroeville Road.

BEING the same property acquired by Austin Bates and Anna Bates, his wife, by Deed from Emil Colbaugh and Anna Colbaugh, his wife, dated August 30, 1958, and recorded September 2, 1958, in the Recorder's Office of Allegheny County, Pennsylvania, in Deed Book Volume 3711, page 279. Austin Bates died October 31, 1958 thereby title was vested in Anna Bates by the Entireties.

AND

ALL that certain lot or piece of ground situate in the Municipality of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point in the northerly line of the Monroeville Road as the dividing line between property herein described and property now or formerly of E. Colbaugh; thence along said dividing line, North $57^{\circ} 25' 30''$ West, a distance of 182.5 feet to a line of property now or formerly of Nicholas Colbaugh; thence along said dividing line North $32^{\circ} 34' 30''$ East, a distance of 90 feet to an iron pipe at the line of lands now or formerly of W. H. Stauffer; thence along said dividing line South $57^{\circ} 25' 30''$ East, a distance of 182.5 feet to the northerly line of the Monroeville Road; thence along the northerly line of Monroeville Road, South $32^{\circ} 34' 30''$ West, a distance of 90 feet to the point at the place of beginning.

HAVING erected thereon a one and one-half story frame dwelling known as 2527 Monroeville Road.

BEING the same property acquired by Anna Bates by Deed from George R. Kaefer and June E. Kaefer, his wife, dated June 8, 1963, and recorded June 10, 1963, in the Recorder's Office of Allegheny County in Deed Book Volume 4066, page 219.

AND

EXHIBIT "A"

ALL that certain lot or piece of ground situate in the Municipality of Monroeville, County of Allegheny, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the line dividing property herein described and property now or formerly of E. Colbaugh, said point of beginning being North $57^{\circ} 25' 30''$ West a distance of 200 feet from the center line of a Public Road called Monroeville Road, 33 feet wide; thence along the said E. Colbaugh property line North $57^{\circ} 25' 30''$ West, 284.52 feet, more or less, to a point on the dividing line common to property herein described, property of Emil Colbaugh and property now or late of McDonald heirs; thence North $7^{\circ} 55'$ West 118.33 feet, more or less, along the dividing line of property of McDonald heirs, to line of property now or formerly of W. M. Stauffer, et ux; thence along said Stauffer property line South $57^{\circ} 25' 30''$ East a distance of 361.36 feet, more or less, to a point 200 feet from the center line of Monroeville Road aforesaid; thence by a line parallel with the center line of said road, South $32^{\circ} 34' 30''$ West, 90 feet to the line of Emil Colbaugh property at the place of beginning.

TOGETHER with a twenty (20) foot right of way along the southerly line of other property now or formerly of Mary M. Kaefer, which line is the dividing line of property of Mary M. Kaefer and property now or formerly of Emil Colbaugh, for the use and enjoyment of the grantees herein, their heirs and assigns, forever. Said right of way beginning at a point on the dividing line of property now or formerly of Mary M. Kaefer and property now or formerly of Emil Colbaugh at the center line of a public road called Monroeville Road, 33 feet wide; thence along the line of property now or formerly of Emil Colbaugh North $57^{\circ} 25' 30''$ West a distance of 200 feet to the property line now or formerly of Bennie Callari, et ux; thence North $32^{\circ} 34' 30''$ East, 20 feet along the dividing line of the property herein conveyed and property now or formerly of Mary M. Kaefer, a distance of 20 feet to a point; thence South $57^{\circ} 25' 30''$ East along line which is parallel to the dividing line of the property now or formerly of Mary M. Kaefer and Emil Colbaugh a distance of 200 feet, more or less, to the center line of Monroeville Road; thence along the center line of Monroeville Road South $32^{\circ} 34' 30''$ West a distance of 20 feet to the place of beginning.