

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF MUNICIPAL)
COUNCIL OF THE MUNICIPALITY OF)
MONROEVILLE APPROVING REZONING) Ordinance No. 1575
APPLICATION NO. 87-2-Z OF)
ALBERT LARDO REQUESTING REZONING)
OF 4366 OLD WILLIAM PENN HIGHWAY)
FROM R-2 RESIDENTIAL TO C-2)
COMMERCIAL.)

AND NOW, on July 14, 1987, it is ORDAINED AND ENACTED by Municipal Council of the Municipality of Monroeville as follows:

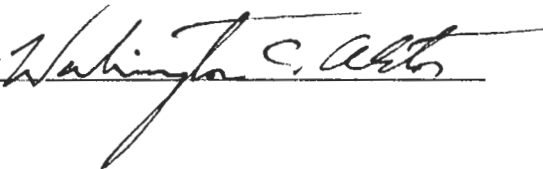
Section 1: That rezoning Application No. 87-2-Z of ALBERT LARDO requesting rezoning of 4366 Old William Penn Highway from R-2 Residential to C-2 Commercial is "Approved" this date in accordance with the legal description of the property attached hereto as Addendum A and attached covenants.

Section 2: The official map accompanying Ordinance No. 1443 is amended by changing the designation of the parcel of land described in the Addendum attached hereto from its present classification of R-2 Residential to C-2 Commercial.

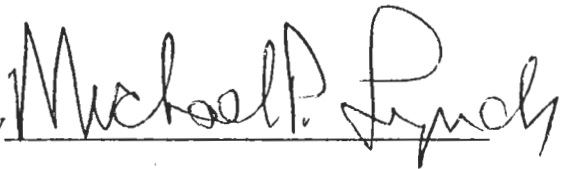
MUNICIPALITY OF MONROEVILLE

Attest:

By



By



ENTERED INTO LEGAL BOOK ON: _____

(ORA1575)

ADDENDUM A TO ORDINANCE NO. 1575

Concerning File No. 87-2-Z

(Legal Description)

4366 Old William Penn Highway 2.53 Acres

All that certain tract or piece of land situate in the Municipality of Monroeville, County of Allegheny and State of Pennsylvania, being bounded and described as follows: to-wit: Beginning at a point on the Southerly line of the (Old) William Penn Highway on the dividing line between the land herein described and the land now or late of Henry Duff heirs; thence by the Southerly line of the (Old) William Penn Highway North 70 degrees, 48' 25" East, a distance of 321.50 ft. to a point on the line of land now or formerly of Dwight J. Burns, et ux.; thence through other land of which this was formerly of the said Burns, South 1 degree 57' 15" East 428.60 ft. to a point on line of land now or late of J.D. Graham; thence by said Graham's land North 68 degrees 10' West a distance of 341.10 ft. to a point on line of land now or late of Duff heirs; thence by said Duff heirs' land North 0 degree 45' West 196.21 ft. to a point, the place of beginning.

May 1, 1987

Monroeville Planning Comm.

Garden City Civic Assoc.

Gentlemen:

I, Albert Lardo, have been a resident of Monroeville for 16 years and have raised my family here. Monroeville is definately my hometown. Therefore, in the interest of the people of Monroeville and specifically Garden City, I make these covenants of the proposed project located at 4366 Old William Penn Highway.

- 1.) A protective easement that would allow no excavation within 100 ft. of the homes on Garden City Drive. This area would be left untouched and natural trees would shield the development from view. Since the proposed building will front on Old William Penn, only the upper parking area would be towards the homes on Garden City Dr., and nothing else within 100 ft.
- 2.) Screening will also be provided for the homes on the right of the development on Old William Penn and natural trees and professional landscaping. There will be a 50 ft. buffer zone from the first house on the right on Old William Penn next to the development.
- 3.) Also, in the interest of all concerned, the proposed C-3 Zoning, which was suggested by some as being a profit motivated intention, has no truth or meaning. I have purchased this property for only one use; to build a modern office and storefront facility which will house a beauty salon for my daughter and some retail stores and professional offices, a total of 12 units. All tenants must have high-quality backgrounds and will be thoroughly screened of all intentions. There will never be a liquor license, bar, lounge, or restaurant that sells alcoholic beverages on these premises or any other offensive establishment on this property.
- 4.) If the proposed C-1, C-3 Zoning is accepted, I and my family covenant to use the property as proposed in this letter. If any of these covenants are breached in any way, or the property is sold, it must be used as proposed in this letter, or the property would revert back to its original R-2 Zoning for further examination. If accepted, I will abide by all codes and ethics established by the Municipality of Monroeville and all professional building standards will be enforced at all times.

As a resident of Monroeville, I invite you to contact me at any time to discuss this project, please phone me at 373-0594 or stop by my residence at 425 Brunner Drive, Monroeville.

Sincerely,

Albert S. Lardo

sjv

