

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF THE MUNICIPAL COUNCIL )  
 OF THE MUNICIPALITY OF MONROEVILLE )  
 DENYING REZONING APPLICATION NO. )  
 88-11-Z OF ALLAN E. COMANICI RE- ) ORDINANCE NO. 1659  
 QUESTING REZONING OF 1.44 ACRES )  
 FROM S, CONSERVANCY TO C-3, )  
 COMMERCIAL. )

AND NOW, on March 14, 1989, it is ORDAINED AND ENACTED by Municipal Council of the Municipality of Monroeville as follows:

Section 1: That Rezoning Application No. 88-11-Z of Allan E. Comanici, requesting rezoning of 1.44 acres from "S", Conservancy to C-3, Commercial is Denied for property located at 2612 Pitcairn Road is DENIED.

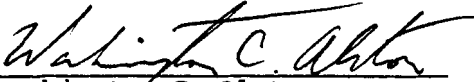
The reasons for denial are as follows:

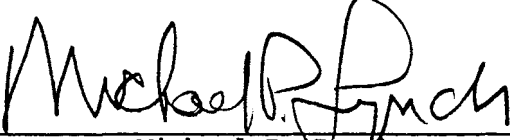
1. The 1984 Comprehensive Plan of the Municipality of Monroeville recommended that this area remain low and medium density residential districts;
2. Changing the use of the property from S, Conservancy, to C-3, Commercial, would not be conducive to the residential nature of the neighborhood and could adversely affect the character of the area in the future; and
3. The applicant did not satisfactorily address the traffic problems that this new use could generate. Any Commercial Use of the property would add more traffic to the area, increasing the number of vehicles in an already congested and hazardous area.

ORDAINED and ENACTED this 14th day of March, 1989.

ATTEST:

MUNICIPALITY OF MONROEVILLE

  
 \_\_\_\_\_  
 Washington C. Alston,  
 Municipal Manager

  
 \_\_\_\_\_  
 Michael P. Lynch  
 Mayor

ENTERED INTO LEGAL BOOK ON: