

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF MUNICIPAL COUNCIL )  
OF THE MUNICIPALITY OF MONROEVILLE )  
APPROVING REZONING APPLICATION NO. )  
94-2-Z OF FRED KUEHN, ET UX, ET AL )     ORDINANCE NO. 1895  
AND MANOR CARE, INCORPORATED,     )  
REZONING 3.081 ACRES FROM C-2,     )  
BUSINESS COMMERCIAL, TO R-4, MULTI-) )  
FAMILY RESIDENTIAL                     )

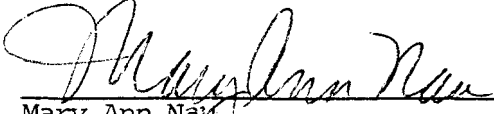
AND NOW, on July 12, 1994, it is ORDAINED AND ENACTED by Municipal Council of the Municipality of Monroeville as follows:


SECTION 1.     That Rezoning Application No. 94-2-Z of FRED KUEHN, ET UX, ET AL AND MANOR CARE, INCORPORATED, rezoning 3.081 acres from C-2, Business Commercial, to R-4, Multi-Family Residential, is "APPROVED" in accordance with the plans submitted and stamped "APPROVED" this date in accordance with the legal description of the property attached hereto as Addendum "A" and subject to the condition attached hereto as Addendum "B".

SECTION 2.     The official map accompanying Ordinance No. 1443 is amended by changing the designation of the parcel of land described in Addendum A attached hereto from its present classification of C-2, Business Commercial, to R-4, Multi-Family Residential.

ATTEST:

MUNICIPALITY OF MONROEVILLE

  
\_\_\_\_\_  
Mary Ann Nay  
Municipal Manager

  
\_\_\_\_\_  
Thomas R. Schuenger  
Mayor

ENTERED INTO LEGAL BOOK ON: July 22, 1994

ADDENDUM A TO ORDINANCE NO. 1895

Concerning File No. 94-2-Z

(Legal Description)

All that parcel of ground situate in the Municipality of Monroeville, County of Allegheny, Commonwealth of Pennsylvania, being a portion of Lot 2 in the Kuehn's Acres Plan Addition Number 1, recorded in the Allegheny County Recorder of Deeds Office in Plan Book Volume 181, Pages 109 and 110, being described as follows:

Beginning at the northwest corner of said Lot 2 in the Kuehn's Acres Plan Addition Number 1, said point being on the southerly right-of-way line of MacBeth Drive, 60 feet wide; thence from said point of beginning by said right-of-way line N 89 45' 00" E a distance of 294.32 feet to a point, said point being the northeast corner of said Lot 2; thence along line dividing Lot 2 and Lot 1 in said plan the following two (2) courses and distances:

S 00 00' 20" W a distance of 498.13 feet to a point;  
N 89 45' 00" E a distance of 366.44 feet to a point;  
thence through said Lot 2 in said Plan, the following two (2) courses and distances:

S 00 15' 00" E a distance of 19.67 feet to a point said point being on the zoning line dividing property currently zoned R-4, Multi-Family Residential, from property currently zoned C-2, Business Commercial;  
thence along said zoning line S 89 45' 00" W a distance of 562.81 to a point on the westerly line of said Lot 2;  
thence by said westerly line of Lot 2, common to easterly line of now or formerly Russell Kuehn et al, and the easterly line of Lots 2, 1 and 4 of Kuehn's Acres Plan of Lots, recorded in the Recorder of Deeds Office in Plan Book Volume 107, pages 74 and 75, N 10 43' 30" W, a distance of 526.57 feet to a point on the southerly right-of-way line of MacBeth Drive at the point of beginning.

Containing an area of 134,225.9 square feet or 3.081 acres.

ADDENDUM B TO ORDINANCE NO. 1895

Concerning File No. 94-2-Z

The approval of the aforementioned rezoning application, No. 94-2-Z, is subject to the following condition:

1. Subject to the subdivision to and approval by the Monroeville Planning Department of a revised Site Plan extending the area currently comprised of approximately two (2) feet between the proposed structure and right-of-way at the southwest corner of the building to a minimum of twenty (20) feet.