BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE APPROVING REZONING APPLICATION NO. 97-2-Z OF FAHRINGER, MCCARTY AND GREY, INCORPORATED, REZONING ONE (1) LOT FROM M-1, PLANNED INDUSTRIAL, TO C-2, BUSINESS COMMERCIAL, AND THE REZONING OF BUFFER STRIPS FROM M-1, PLANNED INDUSTRIAL TO C-2, BUSINESS COMMERCIAL, AND M-1, PLANNED INDUSTRIAL, TO R-3, SINGLE-FAMILY RESIDENTIAL	)	ORDINANCE NO. 2033

AND NOW, on April 8, 1997, it is ORDAINED AND ENACTED by Municipal Council of the Municipality of Monroeville as follows:

SECTION 1: That Rezoning Application 97-2-Z of FAHRINGER, MCCARTY AND GREY, INCORPORATED, rezoning one (1) lot of 2.11 acres from M-1, Planned Industrial, to C-2, Business Commercial, and rezoning the buffer strips created in Rezoning Application 94-6-Z of .16 acres from M-1, Planned Industrial, to C-2, Business Commercial, and .19 acres from M-1, Planned Industrial to R-3, Single-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.

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 M-1, Planned Industrial, to, C-2, Business Commercial, and M-1, Planned Industrial, to R-3, Single-Family Residential.

ATTEST:

Mary Ann Nau
Municipal Manager

MUNICIPALITY OF MONROEVILLE

Thomas R. Schuerger
Mayor

ENTERED INTO LEGAL BOOK ON: April 18, 1997

FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND ENGINEERS

1620 Golden Mile Highway, Monroeville, Pennsylvania 15146-2010 ▲ Phone (412) 327-0599 / Fax (412) 733-4577

MEMBERS
RICHARD K. SCHNEIDER, A.S.L.A.
DALE K. EARL, A.S.L.A.
Emeritus, DAVID C. FAHRINGER, L.A.
Emeritus, ROBERT B. McCARTY, N.S.P.E.
Emeritus, HAROLD C. GREY, A.S.L.A.

1. FAHRINGER, MCCARTY, GREY, INC.: M-1 to C-2

Metes and bounds description of a parcel of ground situate in the Municipality of Monroeville, Allegheny County, Pennsylvania to be rezoned from M-1 zone to C-2 zone.

Beginning at a point on the center line of State Highway Route #286 at the southwesterly corner of land now or formerly of Nam, Inc.; thence from said point of beginning along the center line of State Highway Route #286, South 30° 46' West 203.17 feet to line of land now or formerly of Penn Glenn Oil Company; thence along said Penn Glenn Oil Company line, South 59° 14' East 138.01 feet to a point; thence South 25° 29' 50" East 73.235 feet to a point on line of land now or formerly of E. Krivacy; thence along said Krivacy line, South 72° 20' 10" East two hundred forty-three (243') feet to a point on line of land now or formerly of F. L. Bissel; thence along line of land now or formerly of Bissel, North 20° 54' 50" East two hundred twenty-six (226') feet to a point on line of land now or formerly of Nam, Inc.; thence along the same, North 72° 20' 10" West 79.24 feet to a point; thence still along the same, South 79° 51' 20" West 24.32 feet to a point; thence still along the same, North 59° 14' West 301.38 feet to the point in the center line of State Highway Route #286, at the place of beginning.

<u>Containing 2.11 acres.</u>

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2. MAURICE F. PARKINS: M-1 to C-2

Metes and bounds description of a parcel of ground situate in the Municipality of Monroeville, Allegheny County, Pennsylvania to be rezoned from M-1 zone to C-2 zone.

Beginning at a point on the centerline of Golden Mile Highway, L.R. 02134, S.R. 0286 (a 120.00 foot street) at the dividing line of land of now or formerly of Fahringer, McCarty, Grey, Inc. and land of now or formerly of Maurice F. Parkins et ux; thence along said dividing line South 59° 14' 00" East, 138.01 feet to a point; thence along same South 25° 29' 50" East, 73.235 feet to a point; thence through land of said Maurice F. Parkins et ux of which this is a part North 59° 14' 00" West, 198.91 feet to a point on the aforementioned centerline of Golden Mile Highway, L.R. 02134, S.R. 0286; thence along said centerline in a northeasterly direction North 30° 46' 00" East, 40.67 feet to the point of beginning.

Containing 0.16 Acres

3. MAURICE F. PARKINS: M-1 to R-3

Metes and bounds description of a parcel of ground situate in the Municipality of Monroeville, Allegheny County, Pennsylvania to be rezoned from M-1 zone to R-3 zone.

Commencing at a point on the centerline of Golden Mile Highway, L.R. 02134, S.R. 0286 (a 120.00 foot street) at the dividing line of land of now or formerly of Fahringer, McCarty, Grey, Inc. and land of now or formerly of Maurice F. Parkins et ux; thence along said dividing line South 59° 14' 00" East, 138.01 feet to a point; thence along same South 25° 29' 50" East, 73.235 feet to the true point of beginning of the hereinafter described parcel of ground; thence from the true point of beginning along said dividing line of land of Fahringer, McCarty, Grey, Inc. and land of Maurice F. Parkins, et ux South 72° 20' 10", 243.00 feet to a point; thence through land of which this is a part South 20° 54' 50" West, 30.05 feet to a point; thence through same North 72° 20' 10" West 254.29 feet to a point; thence through same North 25° 29' 50" West, 57.92 feet to a point; thence through same South 59° 14' 00" East 54.02 feet to the true point of beginning.

Containing 0.19 Acres