

ORDINANCE FURTHER AMENDING ZONING ORDINANCE NO. 1 OF THE BOROUGH OF MONROEVILLE, AS HERETOFORE AMENDED, SAID ORDINANCE BEING ENTITLED, "AN ORDINANCE OF THE BOROUGH OF MONROEVILLE REGULATING AND RESTRICTING THE ERECTION, CONSTRUCTION, ALTERATION, REPAIR, LOCATION AND THE USE OF BUILDINGS AND OTHER STRUCTURES AND THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION AND THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY OR OTHER PURPOSES AND ESTABLISHING BUILDING LINES UPON ALL PUBLIC STREETS, ROADS, HIGHWAYS, LANES AND ALLEYS AND THE AREA OF LOTS; CONFERRING UPON THE BOROUGH SECRETARY OR SUCH OTHER OFFICIAL AS THE BOROUGH COUNCIL MAY DESIGNATE CERTAIN POWERS FOR THE ENFORCEMENT AND PROVIDING PENALTIES FOR THE VIOLATION OF THE TERMS AND CONDITIONS OF THIS ORDINANCE," BY RECLASSIFYING AND CHANGING A CERTAIN TRACT OF LAND CONTAINING 18.75 ACRES, BEING KNOWN AS THE UNION RAILROAD COMPANY TRACK RIGHT OF WAY, AND PARALLEL WITH THE BOROUGH BOUNDARY LINE BETWEEN MONROEVILLE AND PENN TOWNSHIP, FROM RESIDENTIAL DISTRICT TO A MANUFACTURING AND LIGHT INDUSTRIAL (M.L.I.-1)

WHEREAS, Council of the Borough of Monroeville upon consideration of a Petition presented at its meeting held on October 14, 1955, requesting the rezoning of certain property therein described, duly adopted a motion recommending the receipt and filing of said Petition and of an Ordinance to Amend the Zoning Ordinance of the Borough, known as Ordinance No. 1, by supplementing, reclassifying and changing certain real property, as hereinafter described to be in a new classification or zoned district. That the proposed amending Ordinance as submitted to the Borough Council was directed to be advertised according to law at least 15 days prior to hearing upon the same and that at least 10 written notices be posted in conspicuous places in the Community that is affected and that a public hearing be held thereon by Council on November 14, 1955, at 8:00 p.m., D.S.T., at the Patton Heights School, in said Borough.

WHEREAS, it was the considered judgment of Council, that the reclassifying and changing of the hereinafter described property is necessary for the public convenience, progress and general welfare of the Borough and its residents.

NOW, THEREFORE, the Council of the Borough of Monroeville does hereby ordain and enact the following Ordinance.

SECTION 1. That Ordinance No. 1 of the Borough of Monroeville, as heretofore amended, be and the same is hereby further amended as hereinafter set forth.

SECTION 2. That Article III, Section 7, of said Zoning Ordinance No. 1, as heretofore enacted and amended by Ordinance No. 20, Ordinance No. 23 and Ordinance No. 24, is to hereby further amended and changed by adding thereto the following, but that its provisions in all other respects shall be and remain the same as heretofore.

That there shall be added at the end of said Section 7, under the designation of districts and properties classified as being within the Manufacturing and Light Industrial District and as heretofore amended, the following additional area and property, which has heretofore been designated and classified as Residential, to be hereafter designated and classified as being within the Manufacturing and Light Industrial, (M.L.I.-1) District, and that said area shall be indicated under said Section 7 as "Paragraph 9," as follows:

9. All that certain tract of land, known as the Union Railroad Company's Tract Right of Way, in the Borough of Monroeville, containing approximately 18.75 acres, and being bounded and described as follows:

Beginning at a point on the center line of Old William Penn Highway, which point is distant, approximately, 60 feet southeastwardly from the Borough boundary line (in the center of Thompson Run) and which point is on the easterly line of Thompson Run Road; thence proceeding along the easterly line of Thompson Run Road, the following courses and distances, N 23° E 400 feet, N 6° 10' E 179 feet, N 23° 45' E 192 feet, N 16° 15' E 118 feet, to a point on the easterly line of Thompson Run Road; thence, crossing the said Thompson Run Road, N 12° 30' W 117 feet to a point on the westerly line of said Thompson Run Road; thence along the westerly line of Thompson Run Road N 11° 05' E 451 feet, to a point on the westerly line of said Thompson Run Road; thence crossing the said Road again, S 78° 55' E 33 feet, to a point on the wasterly line of said road; thence continuing along the easterly line of said Road N 5° 45' W 324 feet, N 17° 40' W 166 feet, N 12° 05' E 236 feet, to a point on the easterly line of said Road; thence, leaving said Road, N 23° 05' E 238 feet to a point; thence N 86° 34' W 40 feet, more or less to the Borough boundary line, being in the center of Thompson Run; thence continuing along the Borough boundary line, N 18° 15' E 70 feet, N 47° 30' E 400 feet to a point; thence continuing along the said boundary line, by an arc having a radius of 300 feet, a distance of 227.77 feet to a point; thence continuing along the said boundary line S 89° E 240 feet, S 71° E 68 feet, N 75° E 600 feet, to a point on said Borough boundary line; thence S 14° 50' E 35 feet to a point; thence S 75° 52' W 475 feet to a point; thence by an arc having a radius of 779.02 feet, to a distance of 523.91 feet, to a point; thence S 37° 20' W 120 feet to a point; thence S 69° 50' E

134 feet to a point; thence S 41° 12' W 184 feet to a point; thence S 34° 58' W 122.3 feet to a point; thence S 19° 42' W 103.9 feet to a point; thence S 3° 48' W 126.2 feet to a point; thence S 26° 16' W 137.73 feet to a point; thence N 85° 23' W 126 feet to a point; thence, by an arc having a radius of 2924.93 feet, a distance of 261 feet to a point; thence N 78° 55' W 10 feet to a point; thence S 11° 05' W 1457 feet to a point; thence S 78° 55' E 50 feet to a point; thence S 1° W 95 feet to a point on the center line of Old William Penn Highway; thence along the center line of Old William Penn Highway N 78° 30' W 165 feet to a point; thence continuing along the center line of Old William Penn Highway N 81° W 125 feet to a point, at the place of beginning.

SECTION 3. That the area use districts as contained and shown on the Zoning Map, be amended by changing and adding thereto the aforsaid property to be marked and designated within District M.L.I.-1, as created and established by this Ordinance.

SECTION 4. That all Ordinances or parts of Ordinances conflicting with the provisions of this Ordinance be and the same are hereby repealed, insofar as the same are in conflict or inconsistent with the provisions of this Ordinance.

ORDAINED AND ENACTED by Council this 14th day of November, 1955.

ATTEST:

BOROUGH OF MONROEVILLE

(Signed) Edyth J. Amalong
Borough Secretary

By (Signed) Wm. J. Caughey
President of Council

EXAMINED AND APPROVED by me this 14th day of November, 1955.

(Signed) Samuel Jenkins
Burgess