

BOROUGH OF MONROEVILLE
ORDINANCE NO. 223

AN ORDINANCE AMENDING ORDINANCE NO. 1 KNOWN AS THE OFFICIAL ZONING ORDINANCE OF THE BOROUGH OF MONROEVILLE, BY CHANGING THE CLASSIFICATION OF CERTAIN PROPERTY PRESENTLY OWNED BY MARY JANIRO, WIDOW, AND ROBERT J. KAUFFMAN FROM RESIDENTIAL R-1 TO COMMERCIAL (C-2) DISTRICT.

SECTION 1. Be it ordained and enacted by the Council of the Borough of Monroeville, Allegheny County, Pennsylvania, and it is hereby ordained and enacted by the authority of same:

That Ordinance No. 1, known as the OFFICIAL ZONING ORDINANCE, of the Borough of Monroeville, be amended and revised in the manner following:

SECTION 2. That the property of Mary Janiro, Widow, and Robert J. Kauffman described below and presently zoned Residential R-1 be reclassified and rezoned to Commercial (C-2) District.

ALL that certain lot or parcel of ground situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania:

BEGINNING at a point on the dividing line of property now or formerly of Frank Bogovich and this tract at the Southwest corner of property now or formerly of George Tarter, being the Northwest corner of the tract herein described; thence from said point of beginning by the dividing line of this tract and property now or formerly of George Tarter North $86^{\circ} 37'$ East, for a distance of one hundred twenty eight and $64/100$ feet ($128.64'$) to a point; thence by the same North $6^{\circ} 51'$ West, for a distance of fifty and $64/100$ feet ($50.64'$) to a point common corner of this tract, property now or formerly of George Tarter and property now or formerly of Monroeville Christian Church; thence by the line of property now or formerly of said Monroeville Christian Church North $83^{\circ} 09'$ East, for a distance of one hundred fourteen and $00/100$ feet (114.00) to a point; thence by the same North $26^{\circ} 03'$ East, for a distance of thirty eight and $11/100$ feet ($38.11'$) to a point; thence still by the same North $8^{\circ} 10'$ East, for a distance of one hundred eighteen and $77/100$ feet ($118.77'$) to a point; thence South $81^{\circ} 50'$ East a distance of one hundred seventy feet ($170'$) to a point; thence North $24^{\circ} 43'$ East a distance of twenty feet ($20'$) more or less to a point which would intersect a line drawn on the course North $85^{\circ} 43'$ East; thence North $85^{\circ} 43'$ East a distance of one hundred forty five feet ($145'$) more or less to a point on the dividing line between lands of Mary Janiro and lands now or formerly of Roy S. Tusing; thence by the dividing line of this tract and property now or formerly of Roy S. Tusing South $33^{\circ} 31'$ West, for a distance of sixteen and $245/1000$ feet ($16.245'$) to a point; thence by the same South $78^{\circ} 48'$ East, for a distance of six and $30/100$ feet ($6.30'$) to a point; thence by a line dividing the tract herein described and property now or formerly of Country Gardens South $2^{\circ} 11'$ East, for a distance of two hundred seventy seven and $26/100$ feet ($277.26'$) to a point; said point being distance three hundred feet ($300'$), at right angles, from the Northerly right of way line of the William Penn Highway; thence by a

line through the property of which this tract is a part by the Northerly line of the existing C2 commercial zone of the Borough of Monroeville, said line being parallel to and distant three hundred feet (300') from the Northerly right of way line of the said William Penn Highway South 77° 31' West, for a distance of six hundred seven and 06/100 feet (607.06') to a point on the line of property now or formerly of aforesaid Frank Bogovich; thence by the line of property now or formerly of Frank Bogovich North 6° 51' West, for a distance of one hundred ninety two and 78/100 feet (192.78'), to the place of beginning.

CONTAINING an area of 3.227 Acres, more or less.

SECTION 3. That section 6 of Article III of said Ordinance No. 1 be amended by adding to the list of Commercial (C-2) District property of Mary Janiro, Widow, and Robert J. Kauffman, as described in Section 2 above and that pursuant thereto, the official zoning map accompanying Ordinance No. 1 be amended by changing the designation of the above-described area from Residential R-1 to Commercial (C2) District.

SECTION 4. That any Ordinance or part of an Ordinance conflicting with the provisions of this Ordinance be, and the same is hereby repealed, to the extent of such conflict.

ORDAINED AND ENACTED INTO LAW in Council this 16th day of August, 1960.

ATTEST:

Secretary

President of Council

EXAMINED AND APPROVED by me this day of

Burgess