

BOROUGH OF MONROEVILLE
ORDINANCE NO. 230

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 JEWEL BUILDERS, INC., FROM RESIDENTIAL R-1 TO RESIDENTIAL R-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 Jewel Builders, Inc., described below and presently zoned Residential R-1 be reclassified and rezoned to Residential R-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 common to the lands herein described, lands now or formerly of Thomas Harper and lands now or formerly of M. S. Wissman; thence along lands of Wissman and B. P. Baker, North $4^{\circ} 21' 17''$ East, a distance of 1168.90 feet to a point, common to the lands of Carothers heirs, Marion Lang and lands herein described; thence along lands of Marion Lang South $45^{\circ} 02' 13''$ East a distance of 307.70 feet to a point; thence along same South $22^{\circ} 47' 43''$ East a distance of 283.80 feet to a point; thence North $81^{\circ} 12' 17''$ East a distance of 33.60 feet to a point on the centerline of the Old William Penn Highway; thence along same by the arc of a circle to the left having a radius of 430.69 feet, an arc distance of 269.45 feet to a point; thence continuing along same South $77^{\circ} 37' 45''$ East a distance of 60.62 feet to a point on the line of lands of R. J. Trinkle; thence along lands of Trinkle South $12^{\circ} 22' 15''$ West a distance of 222.53 feet to a point; thence continuing along same, South $77^{\circ} 37' 45''$ East, a distance of 131.83 feet to a point; thence still continuing along same by the arc of a circle to the left having a radius of 973.95 feet an arc distance of 233.21 feet to a point; thence still continuing along same North $3^{\circ} 6' 49''$ West a distance of 222.65 feet to a point in the centerline of the Old William Penn Highway; thence along same by the arc of a circle to the left having a radius of 751.42 feet, an arc distance of 30 feet to a point on the lands of E. Edmondson; thence along the line of lands of Edmondson, South $3^{\circ} 6' 49''$ East, a distance of 222.53 feet to a point; thence North $77^{\circ} 29' 45''$ East, a distance of 91.91 feet to a point distant 50 feet from the corner to lands now or formerly of E. Edmondson, Henry Duff heirs, and lands herein described; thence by a line parallel to and 50 feet from the line of land herein described and land now or formerly of Henry Duff heirs, South $3^{\circ} 06' 40''$ East, 326.48 feet to a point of angle; thence continuing by a line parallel to and 50 feet distant from the dividing line between land herein described and lands

now or formerly of Henry Duff heirs, South 12° 14' East, a distance of 445.18 feet to a point at the lands of Anthony Nebel; thence along Nebel lands, South 80° 32' West 155.18 feet to a point; thence North 12° 14' West 20 feet to a point; thence South 51° 54' 45" West, 251.55 feet to a point; thence North 68° 26' West, a distance of 748.81 feet to a point on lands of Thomas Harper; thence North 10° 02' 17" East, a distance of 140.84 feet to a point of angle; thence along same North 0° 47' 13" West, a distance of 176.10 feet; thence continuing along same, North 85° 32' 43" West, 305 feet to a point at the place of beginning.

EXCEPTING that portion fronting on the Old William Penn Highway between lands of B. P. Baker and lands of R. J. Trinkle for a depth of 300 feet which is presently zoned commercial, C-2.

SECTION 3. That Section 4 of Article III of said Ordinance No. 1 be amended by adding to the list of Residential R-2 Districts property of Jewel Builders, Inc., 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 Residential R-2 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 13th day of September, 1960.

ATTEST:

Secretary

President of Council

EXAMINED AND APPROVED by me this 13th day of September, 1960.

Burgess