

BOROUGH OF MONROEVILLE
ORDINANCE NO. 242

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 YOUNG MEN & WOMEN'S HEBREW ASSOCIATION OF PITTSBURGH, PENNSYLVANIA FROM A RESIDENTIAL (R-1) TO AN INSTITUTIONAL (I-1) 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 the same:

SECTION 2. That the property of YOUNG MEN & WOMEN'S HEBREW ASSOCIATION OF PITTSBURGH, PENNSYLVANIA, described below and presently zoned Residential (R-1) be reclassified and rezoned to an Institutional (I-1) District.

ALL THOSE CERTAIN TRACTS OF LAND situate in the Borough of Monroeville, County of Allegheny and State of Pennsylvania, being more particularly bounded and described as follows, viz:

(1) BEGINNING at a point in the Easterly side of Chestnut Street in Patton Heights Plan recorded in Plan Book 37, page 90, said point being on the Northerly line of land of Frank W. Dible; thence North $23^{\circ} 30'$ East along the Easterly line of Chestnut Street 373 feet more or less to a point on the dividing line of land formerly of Pittsburgh Coal Company and S. M. Brinton heirs and Roy R. Jobe, et ux, et al; thence South $68^{\circ} 43'$ East 511.43 feet to a point; thence South $23^{\circ} 30'$ West along land of James A. Jobe, 458.56 feet to the corner of land now or late of Frank W. Dible; thence North $59^{\circ} 24'$ West 525 feet more or less to a point at the place of beginning.

CONTAINING 5 acres more or less.

(2) BEGINNING at a point distant from the center line of the Township Road leading to Pitcairn and land of Roy R. Jobe et ux, et al, North $23^{\circ} 30'$ East 20 feet; thence North $23^{\circ} 30'$ East 332.5 feet to a point; thence South $59^{\circ} 24'$ East 525 feet to a point; thence South $23^{\circ} 50'$ West 332.5 feet to a point; thence North $59^{\circ} 24'$ West 525 feet to a point at the place of beginning.

CONTAINING 4 acres more or less.

(3) BEGINNING at a point on the line dividing the original tract of which the herein described tract was a part and lands now or late of Spies, said point being distant North $65^{\circ} 16'$ West 300.73 feet from a point on the line of land of North Pitcairn Land and Improvement Company; thence along the line of land now or late of Spies North $65^{\circ} 16'$ West 1565.86 feet to a point; thence by a line through the original tract of which the herein described tract was a part North $24^{\circ} 44'$ East 33 feet to a point; thence by a similar line South $65^{\circ} 16'$ East 275 feet to a point; thence by a similar line North $24^{\circ} 44'$ East 610 feet to a point; thence by a similar line South $68^{\circ} 43'$ East 1242.93 feet to a point; thence

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by a similar line South $20^{\circ} 44'$ West 719.53 feet to a point at the place of beginning.

CONTAINING 20 Acres.

(4) BEGINNING at an iron pin at the corner of land late of Frank W. Dible; thence along said land and the line of said land extended North $23^{\circ} 30'$ East 791.06 feet to a point which would be on a dividing line between two tracts of land formerly of Roy R. Jobe, et al, one of which was formerly of Pittsburgh Coal Company and the other formerly of S. M. Brinton heirs; thence South $68^{\circ} 43'$ East following the old line as above mentioned 637.9 feet to a point on line of John Hoodinof; thence along said John Hoodinof line South $21^{\circ} 17'$ West 733.39 feet to a point on line of land of John Robinson; thence along the John Robinson line North $68^{\circ} 43'$ West 106.53 feet to a point; thence continuing along said John Robinson line South $24^{\circ} 44'$ West 56.33 feet to a point; thence North $68^{\circ} 43'$ West 558.56 feet to an iron pin at the corner of land late of Frank W. Dible at the place of beginning.

CONTAINING 11.5 acres more or less.

(5) BEGINNING at a point on the Westerly side of Oakwood Avenue at the Southeasterly corner of Lot No. 16 in the Subdivision of Parts of Blocks J. and K., Patton Heights Plan of Lots, said Subdivision Plan being recorded in Plan Book Volume 42, page 179 and said point being also at the Northeasterly corner of land now or formerly of John Filomele; thence from said point of beginning and along line of said land, North $64^{\circ} 37'$ West 140 feet to line of Patton Heights Plan recorded in Plan Book Volume 37, page 90; thence along line of said Plan, North $25^{\circ} 43'$ East, 424.26 feet to line of land now or formerly of Patton Township Volunteer Fire Department; thence along line of said land South $76^{\circ} 46'$ East 143.39 feet to a point on the Westerly side of Oakwood Avenue aforesaid and thence along said side of said Avenue, South $25^{\circ} 43'$ West 455.25 feet to a point, the place of beginning.

Said tract being Block J, in the Subdivision Plan aforesaid recorded in Plan Book Volume 42, Page 179.

(6) BEGINNING at a point on the northerly side of Brinton Street which point is distant the following 2 courses and distances from the Southeasterly corner of Lot No. 1 in Block J, of the Patton Heights Plan recorded in Plan Book Volume 37, page 90; beginning at the Southeasterly corner of Lot No. 1 in the Plan aforesaid; thence South $64^{\circ} 17'$ East 48.33 feet along the northerly side of Brinton Street; thence continuing along said side of Brinton Street, South $68^{\circ} 35'$ East 282.22 feet to the place of beginning; thence along said side of Brinton Street, North $68^{\circ} 35' 30''$ West, 118.84 feet to a point; thence by the arc of a circle curving to the right having a radius of 20 feet a distance of 32.92 feet to a point on Oakwood Avenue a proposed street to be laid out by the parties of the first part; thence along said side of Oakwood Avenue, North $25^{\circ} 43'$ East 641.56 feet to a point; thence by the arc of a circle curving to the right having a radius of 20 feet a distance of 27.08 feet

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to the Southerly side of Oakwood Way, a proposed Way to be opened by parties of first part; thence along said side of said Way South $76^{\circ} 46'$ East 127.33 feet to a point; thence South $25^{\circ} 43'$ West 699.62 feet to a point at the place of beginning.

(7) BEGINNING at a point on the line of land heretofore sold to Frank W. Dible and on the easterly line of Chestnut Street in Patton Heights Plan recorded in Plan Book Volume 36, page 92 and 93, in Recorder's Office; thence along the easterly line of Chestnut Street North $23^{\circ} 30'$ East 55 feet and North $30^{\circ} 36'$ East 210 feet to the northerly line of Brinton Avenue in said Plan; thence along the northerly line of Brinton Avenue as follows: North $59^{\circ} 24'$ West 782.05 feet to a point of curve; thence by a line curving to the left with a radius of 740 feet a distance of 118.71 feet; thence North $68^{\circ} 35' 30''$ West a distance of 156.16 feet to Block K of the Patton Heights Plan of Lots as laid out by Jobe and Martin; thence along the easterly line of Block K, North $25^{\circ} 43'$ East 725.23 feet more or less to line of land now or formerly of H. G. Herold; thence by said Herold land, South $76^{\circ} 46'$ East 225 feet more or less to a stone and lands heretofore sold to James A. Jobe; thence by lands of said Jobe, South $24^{\circ} 35'$ East, 1,698.40 feet to corner of land heretofore sold to Frank W. Dible, thence along said Dible land, North $68^{\circ} 43'$ West, 507 feet to the place of beginning.

CONTAINING 15.04 acres more or less.

EXCEPTING therefrom and thereout that part thereof laid out in the Patton Heights Subdivision recorded in Plan Book Volume 44, Page 66.

(8) BEGINNING at a stone monument on the dividing line between lands of Roy R. Jobe, et ux, et al, and lands of H. C. Herold; thence South $76^{\circ} 46'$ East, 685.80 feet to a pin on the dividing line of lands of J. B. Jamison (formerly Caroline R. Cunningham Heirs) and land of said Roy R. Jobe, et ux, et al, thence along said Jamison line and line dividing land of said Roy R. Jobe, et ux, et al, and T. M. Sylves (formerly Caroline R. Cunningham Heirs) South $36^{\circ} 50'$ East, 1397.2 feet to a point at corner of land of John Hoodinof; thence along line of John Hoodinof, South $21^{\circ} 17'$ West 1276.12 feet to a point on line of land of John Robinson; thence along John Robinson line North $68^{\circ} 43'$ West 106.53 feet to a point; thence continuing along said John Robinson line South $24^{\circ} 44'$ West 56.53 feet to a point; thence North $68^{\circ} 43'$ West 558.96 feet to an iron pin at corner of land of Frank W. Dible; thence along said Frank W. Dible line, North $23^{\circ} 30'$ East 791.06 feet to a point; thence North $24^{\circ} 35'$ West 1698.40 feet to the place of beginning.

CONTAINING 40 acres, more or less.

EXCEPTING therefrom and thereout all that certain tract of land conveyed by James A. Jobe to Henry L. Dible, as recorded in Deed Book Volume 2488, Page 683, containing $11\frac{1}{2}$ acres.

BEING Block G, in the Patton Heights Plan recorded in Plan Book Volume 36, pages 92 and 93.

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(9) BEGINNING on the Southerly side of Brinton Street at the Westerly terminus of the arc forming the intersection of said side of said street and the Westerly side of Chestnut Avenue; thence Eastwardly by said arc deflecting to the right with a radius of 15 feet a distance of 23.56 feet to a point on the Westerly side of Brinton Avenue; thence along said side of said Avenue, South $30^{\circ} 36'$ West 155 feet to a point; thence along said side of said Avenue, South $23^{\circ} 30'$ West, 114.02 feet to a point; thence by the arc of a circle deflecting to the right and having a radius of 15 feet a distance of 25.42 feet to a point on the Northerly side of Rockwood Street; thence along said side of said Street, North $59^{\circ} 24'$ West, 344.21 feet to a point; thence by the arc of a circle deflecting to the right and having a radius of 15 feet, a distance of 23.56 feet to a point on the Easterly side of Fairview Avenue; thence along said side of said Avenue, North $30^{\circ} 36'$ East 270 feet to a point; thence by the arc of a circle deflecting to the right with a radius of 15 feet, a distance of 23.56 feet to a point on the Southerly side of Brinton Street aforesaid; and thence along said side of said Street, South $59^{\circ} 24'$ East, 330 feet to a point, the place of beginning.

BEING Block H in the Patton Heights Plan recorded in Plan Book Vol. 36, page 92.

(10) BEGINNING on the Westerly side of Chestnut Avenue at the Southerly terminus of the arc of a circle forming the intersection of said side of said Avenue and the Southerly side of Rockwood Avenue; thence from said point of beginning and along said side of Chestnut Avenue, South $23^{\circ} 30'$ West 247.52 feet to a point; thence by the arc of a circle deflecting to the right and having a radius of 15 feet a distance of 25.42 feet to a point on the Northerly side of Walnut Street; thence along said side of said Street North $59^{\circ} 24'$ West 384.07 feet to a point; thence by the arc of a circle deflecting to the right with a radius of 15 feet a distance of 23.56 feet to a point on the Easterly side of Fairview Avenue; thence along said side of said Avenue North $30^{\circ} 36'$ East, 250 feet to a point; thence by the arc of a circle deflecting to the right with a radius of 15 feet a distance of 23.56 feet to a point on the Southerly side of Rockwood Street; thence along said side of said Street, South $59^{\circ} 24'$ East, 348.51 feet to a point and thence by the arc of a circle deflecting to the right and having a radius of 20 feet a distance of 28.94 feet to a point; the place of beginning.

BEING part of Block I, in the Patton Heights Plan recorded in Plan Book Volume 36, pages 92 and 93.

(11) BEGINNING at a point on the easterly line of Fairview Avenue at the center line of Block I in said Plan; thence by the easterly line of Fairview Avenue North $30^{\circ} 36'$ East a distance of 125 feet to a point; thence by line curving to the right having a radius of 15 feet a distance of 23.56 feet to a point on the southerly line of Walnut Street; thence by said line of Walnut Street South $59^{\circ} 24'$ East 388.37 feet to a point; thence by line curving to the right having a radius of 20 feet a distance of 28.94 feet to a point on the westerly line of Chestnut Avenue; thence by said line of Chestnut Avenue, South $23^{\circ} 30'$ West a

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distance of 123.42 feet to the center line of Block I in said Plan; thence by said center line of said Block I, North 59° 24' West a distance of 438.87 feet to a point on Fairview Avenue, at the place of beginning.

BEING the northerly 1/2 of Block F, Patton Heights Plan recorded in Plan Book Volume 36, pages 92 and 93, bounded and described as follows, viz:

(12) BEGINNING at a point on the westerly line of Fairview Avenue at the center line of Block F in said Plan; thence by said line of Fairview Avenue, North 30° 36' East a distance of 125 feet to a point; thence by line curving to the left having a radius of 15 feet a distance of 23.56 feet to a point on Walnut Street; thence by line of Walnut Street North 59° 24' West a distance of 739.06 feet to a point; thence by line curving to the left having a radius of 15 feet a distance of 25.41 feet to a point on Lynnwood Avenue; thence by line of Lynnwood Avenue South 23° 32' West a distance of 124.10 feet to a point on center line of Block F in said Plan; thence by said center line of said Block F, South 59° 24' East 753.67 feet to a point on Fairview Avenue at the place of beginning.

BEING the southerly 1/2 of Block E, Patton Heights Plan recorded in Plan Book Volume 36, pages 92 and 93 bounded and described as follows, viz:

(13) BEGINNING at a point on the westerly line of Fairview Avenue at the center line of Block E in said Plan; thence by line of Fairview Avenue, South 30° 36' West a distance of 125 feet to a point; thence by line curving to the right having a radius of 15 feet a distance of 23.56 feet to a point on Walnut Street; thence by line of Walnut Street North 59° 24' West 743.37 feet to a point; thence by line curving to the right having a radius of 20 feet a distance of 28.95 feet to a point on Lynnwood Avenue; thence by line of Lynnwood Avenue North 23° 32' East a distance of 123.40 feet to a point on center line of Block E; thence by said center line of said Block, South 59° 24' East a distance of 793.35 feet to a point on Fairview Avenue at the place of beginning.

SECTION 3. That Section 9 of Article III of said Ordinance No. 1 be amended by adding to the list of INSTITUTIONAL (I-1) Districts, property of YOUNG MEN & WOMEN'S HEBREW ASSOCIATION OF PITTSBURGH, PENNSYLVANIA, 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) District to INSTITUTIONAL (I-1) 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.

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ORDAINED AND ENACTED INTO LAW in Council this 22nd day of October 1960.

President of Council

ATTEST:

Secretary

Examined and approved by me the 17th day of October 1960

Burgess