

BOROUGH OF MONROEVILLE  
ORDINANCE NO. 272

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 VENTURES UNLIMITED, INC. FROM RESIDENTIAL (R-1) and COMMERCIAL (C-1) to COMMERCIAL (C-2).

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 Ventures Unlimited, Inc. described below and presently zoned Residential R-1 and Commercial C-1 be reclassified and rezoned to Commercial C-2.

ALL that certain lot or piece of ground situate in the Borough of Monroeville, County of Allegheny and State of Pennsylvania, Being more particularly bounded and described as follows:

BEGINNING at a point on the Southerly right of way line of the William Penn Highway, (United States Route 22, as now located 80 feet wide) at the Westerly line of property now or late of C. W. Beatty; thence from the point of beginning along the Southerly right of way line of said William Penn Highway in a Westerly direction, by a line curving to the left and having a radius of 17148.76 feet, an arc distance of 116.98 feet to a point; thence along the line of land now or late of Daniel Rabuzzi; South  $8^{\circ} 10' 27''$  East, 156.47 feet to a point; thence continuing by said land of Rabuzzi, South  $8^{\circ} 24' 40''$  East, 211.19 feet to a point in the center line of a certain private road, 40 feet wide; thence along line of lands now or late of Melvin Penn Corporation, South  $35^{\circ} 45' 20''$  West, a distance of 175.04 feet, more or less to a point in the line of lands now or late of Stroschein and/or others; thence South  $68^{\circ}$  East, a distance of 170 feet to a point on the Northwesterly right of way line of the Monroeville Center Road, 33 feet wide; thence along the Northwesterly right of way line of the Monroeville Center Road, North  $54^{\circ} 47' 10''$  East, a distance of 202.57 feet to a point in the center line of the aforesaid 40 foot private road; thence continuing along the Northwesterly line of the Monroeville Center Road, North  $52^{\circ} 34'$  East, a distance of 89.35 feet to a point in line of lands now or late of McMasters heirs; thence along said line of McMasters, North  $0^{\circ} 39' 40''$  West, a distance of 288.49 feet to a point in the corner of lands now or late of C. W. Beatty; thence along the line of lands of Beatty, South  $81^{\circ} 58' 33''$  West, a distance of 205.62 feet to a point at the corner of lands of C. W. Beatty; thence along line of lands of Beatty, North  $8^{\circ} 01' 27''$  West, a distance of 157.97 feet to a point at the place of beginning.

SECTION 3. That Section 6 of Article III of said Ordinance No. 1 be amended by adding to the list of Commercial C-2 districts, property of Ventures Unlimited, Inc., as described in Section 2 above and that

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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 and Commercial C-1 to Commercial C-2.

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 17th day of January, 1961.

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President of Council

ATTEST:

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Secretary

EXAMINED AND APPROVED by me this 17th day of January, 1961.

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Burgess