

ORDINANCE NO. 704

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING ORDINANCE NO. 375 KNOWN AS THE "ZONING ORDINANCE OF THE BOROUGH OF MONROEVILLE" BY CHANGING THE CLASSIFICATION OF CERTAIN PROPERTY PRESENTLY OWNED BY OXFORD LAND COMPANY FROM "R-3" MULTIPLE FAMILY DISTRICT TO "C-2" COMMUNITY BUSINESS DISTRICT

BE IT ORDAINED AND ENACTED by the Borough of Monroeville, in Council assembled, as follows:

That Ordinance No. 375 known as the "Zoning Ordinance of the Borough of Monroeville" be amended and revised in the manner following:

Section 1. That the property of Oxford Land Company described below and presently zoned "R-3" Multiple Family District be reclassified and rezoned to "C-2" Community Business District.

ALL that certain lot or piece of ground situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

Beginning at a point in lands of the Oxford Land Company, said point being N 42° 51' 04" W a distance of 162.56 feet from a monument in the centerline of Bosses Lane (20 feet wide), said monument being in the terminus of Bosses Lane in the line dividing lands of the Oxford Land Company and lands now or formerly of W. J. Bruclik; thence from said point of beginning N 29° 45' 10" W a distance of 6.00 feet to a point in the presently zoned C-2 District; thence the following courses and distances along the line dividing the presently zoned C-2 District and the R-3 District:

- N 60° 14' 50" E a distance of 15.00 feet to a point;
- N 29° 45' 10" W a distance of 248.00 feet to a point;
- S 60° 14' 50" W a distance of 37.38 feet to a point;
- N 24° 17' 30" E a distance of 733.86 feet to a point in

Don Mark Drive; thence by a line through Don-Mark Drive, said line being a curve bearing to the right having a radius of 340 feet through an arc distance of 167.47 feet to a point, said last mentioned line has a chord bearing and distance of S 69° 32' 40" E 165.79 feet; thence continuing through Don Mark Drive S 55° 26' 00" E a distance of 548.20 feet to a point; thence leaving Don Mark Drive by the following courses and distances through lands of the Oxford Land Company:

- S 34° 34' 00" W a distance of 630.00 feet to a point;
- S 71° 29' 58" W a distance of 96.98 feet to a point;
- N 70° 45' 10" W a distance of 240.65 feet to a point;
- S 60° 14' 50" W a distance of 94.56 feet to the point of beginning.

Containing an area of 11.20 acres.

Ordinance No. 704

-2-

Section 2. That the official zoning map accompanying Ordinance No. 375 be amended by changing the designation of the hereinabove described parcel of land from its present classification of "R-3" Multiple Family District to "C-2" Community Business District.

Section 3. 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 8th day of September, 1970.

ATTEST:

BOROUGH OF MONROEVILLE

S/ Carrol F. Pickens
Secretary

By S/ George C. Dale
President of Council

EXAMINED AND APPROVED this 11th day of September, 1970.

S/ John J. Duncan
Mayor

Entered in Legal Book October 9, 1970.