ORDINANCE NO. 1178

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE APPROVING REZONING APPLICATION NO. 79-3-Z OF U.S.S. REALTY COMPANY FOR THE REZONING OF FOUR CONTIGUOUS TRACTS OF LAND, RESPECTIVELY AS FOLLOWS: PARCEL A - FROM R-2, SINGLE FAMILY RESIDENTIAL AND L, SPECIAL USE TO R-3, MULTIPLE FAMILY RESIDENTIAL; PARCEL B - FROM L, SPECIAL USE AND R-2, SINGLE FAMILY RESIDENTIAL TO C-2 COMMUNITY BUSINESS; PARCEL C - FROM L, SPECIAL USE TO R-5, MULTIPLE FAMILY RESIDENTIAL AND PARCEL D - FROM L, SPECIAL USE TO R-3, MULTIPLE FAMILY RESIDENTIAL

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

Section 1. That Rezoning Application No. 79-3-Z of U.S.S. Realty Company requesting approval for the rezoning of four contiguous tracts of land, respectively is approved:

PARCEL A - from R-2, Single Family Residential and L, Special Use to R-3 Multiple Family Residential

BEGINNING at the westerly corner of property now or formerly of Radio Station WPSL; thence by line of land of said Radio Station WPSL, S 53° 52' 40" E, 253.32' to a point; thence by a line through the property of which this is a part, S 66° 10' 20" W, 138.56' to a point; thence by the same, N 53° 52' 40" W, 831.05' to a point; thence by the same, N 36° 07' 20" E, 120.05'; thence by the same N 53° 52' 40" W, 311.36' to a point in Monroeville Blvd.; thence by a line in Monroeville Blvd., N 30° 34' 20" E, 82.47' to a point; thence by the same N 55° 54' 20" E, 46.618' to a point; thence by a line through the property of which this is a part, S 53° 52' 40" E, 950.673' to a point on line of land of aforesaid Radio Station WPSL; thence by said land of Radio Station WPSL, S 36° 07' 20" W, 126.064' to a point of beginning. Containing an area of 5.164 acres.

PARCEL B - from L, Special Use and R-2, Single Family Residential to C-2 Community Business

BEGINNING at the southwest corner of property of Municipality of Monroeville; thence by a line through property of which this is a part, S 1° 49' 35" E, 1,267.877' to a point on line of land, now or formerly of Radio Station WPSL; thence by land of said Radio Station, S 66° 10' 20" W, 359.735' to a point, thence by the same, S 36° 07' 20" W, 77.206' to a point; thence by a line through property of which this is a part, N 53° 52' 40" W, 950.673' to a point in Monroeville Blvd.; thence by a line in Monroeville Blvd., N 55° 54' 20" E, 136.417' to a point; thence by a line through the property of which this is a part, S 79° 54' 40" E, 200.00' to a point; thence by the same N 10° 05' 20" E, 670.671' to a point; thence by the same N 60° 31' 30" E, 741.968' to a point on the line of land of the Municipality of Monroeville; thence by said land of Municipality of Monroeville, S 35° 44' 20" E, 187.659' to the point of beginning. Containing an area of 25.419 acres.

PARCEL C - from L, Special Use to R-5 Multiple Family Residential

BEGINNING at the southeast corner of property of the Municipality of Monroeville on line of land now or formerly of M. Colclaser; thence by land of said M. Colclaser, S 35° 34' 45" E, 335.90' to a point; thence by line through property of which this is part, S 54° 25' 15" W, 175.23' to a point; thence by the same, S 35° 44' 20" E, 541.905' to a point; thence by the same, S 45° 25' 40" W, 450.096' to a point; thence by the same S 44° 34' 20" E, 175.00' to the center of a 33' street also being the northwest corner of the Thomas Sylves plan, unrecorded; thence by land of said Thomas Sylves plan and along centerline of said 33' street, S 35° 44' 20" E, 200.31' to a point in the center of Stroschein Road, 33' wide (L.R. 02187); thence by centerline of said Stroschein Road by a curve to the left having a radius of 200.00' for an arc distance of 191.485' to a point intersecting the northerly side of a 30' right-of-way; thence along said side of 30' right-of-way leading to now or formerly Radio Station WPSL, S 66° 10' 20" W, 567.01' to a point; thence N 53° 52' 40" W, 336.255' along said land of Radio Station WPSL to a point; then by a line through property of which this is a part, N 1° 49' 35" W, 1,267.877' to a point; being the southwest corner of property of the Municipality of Monroeville; thence by land of said Municipality of Monroeville, N 54° 15' 40" E, 619.04' to the point of beginning. Containing an area of 25.850 acres.

PARCEL D - from L, Special Use to R-3, Multiple Family Residential

BEGINNING at the northwest corner of the Stroschein Plan of Lots as recorded in the Allegheny County Recorders Office in Plan Book Vol. 47, Pages 178 and 179; thence by said Stroschein Plan, S 35° 44' 20" E, 799.30' to a point on the center line of Stroschein Road (L.R. 02187) 33' right-of-way; thence by said center line, S 39° 17' 40" W, 95.38' to a point; thence by line of Thomas Sylves Plan, unrecorded, N 35° 44' 20" W, 201.29' to a point; thence by the same, S 45° 25' 40" W, 506.75' to a point; thence by a line through the property of which this is a part, N 44° 34' 20" W, 175.00' to a point; thence by the same N 45° 25' 40" E, 450.096' to a point; thence by the same, N 35° 44' 20" W, 541.905' to a point; thence by the same, N 54° 25' 15" E, 175.00' to a point on the line of land now or formerly of M. Colclaser; thence by line of said M. Colclaser, S 35° 34' 45" E, 83.00' to the point at the place of beginning. Containing an area of 5.001 acres.

Section 2. That the official map accompanying Ordinance No. 1091 be amended by changing the designation of the hereinabove described parcels of land from their present classifications of Parcel A - R-2 Single Family Residential and L, Special Use to R-3, Multiple Family Residential; Parcel B - L, Special Use and R-2, Single Family Residential to C-2 Community Business; Parcel C - L, Special Use to R-5 Multiple Family Resi-

ORDAINED and ENACTED this 13th day of March, 1979.

(SEAL)

ATTEST: MUNICIPALITY OF MONROEVILLE

S/ Marshall W. Bond
Municipal Manager

Mayor

Entered in Legal Book March 29, 1979

NOTE: The foregoing ordinance was not approved by the Mayor. Section 604 of the Home Rule Charter reads as follows:

"If any such ordinance shall not be returned by the Mayor at the business meeting of the Council occurring at least ten (10) days next succeeding its presentation to the Mayor, it shall likewise have as full force as if it had been approved.

The enactment of an ordinance shall be the date when the Mayor shall approve it or the date of passage by the Council over the veto of the Mayor, or in the case of any ordinance not returned by the Mayor at the business meeting of Council occurring at least ten (10) days after the meeting at which such ordinance was passed by the Council, the date of enactment shall be the date of such succeeding business meeting of Council."