

WILLIAM PEDUTO  
MAYOR



KARINA RICKS  
DIRECTOR

## MEMORANDUM

To: Director Chris Hornstein - Public Works  
Director Sarah Kinter - PLI  
Director - Finance  
Anthony Bilan - Law

From: Director Karina Ricks 

CC: Jen Massacci

Date: May 6, 2021

Re: Encroachment Permit

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We have a request for an encroachment permit at 1022 Chestnut Street in the 23<sup>rd</sup> Ward, 2<sup>nd</sup> Council District, as shown on the attached plan. A copy of the request is also attached.

BBC PITTSBURGH LLC is proposing improvements for two (2) projecting signs. Kindly let us know if you have objection to this request.

KR/JM

Attachments

WILLIAM PEDUTO  
MAYOR



KARINA RICKS  
DIRECTOR

May , 2021

President and Members  
City Council  
City of Pittsburgh

**RE: 1022 Chestnut Street  
ENCROACHMENT**

Dear President and Members of City Council:

Attached, we have a request for an encroachment permit. BBC PITTSBURGH LLC is proposing improvements for a projecting sign, at 1022 Chestnut Street in the 23<sup>rd</sup> Ward, 2<sup>nd</sup> Council District, as shown on the attached plan. A copy of the request is also attached.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in black ink, appearing to be "K. Ricks", written over a horizontal line.

Karina Ricks  
Director

KR:JM  
Attachments

WILLIAM PEDUTO  
MAYOR



KARINA RICKS  
DIRECTOR

CITY OF PITTSBURGH  
**DEPARTMENT OF MOBILITY & INFRASTRUCTURE**  
CITY-COUNTY BUILDING

**Application for an Encroachment on City Dedicated Right-Of-Way**

Date: March 31, 2021

Applicant Name: BBC Pittsburgh LLC - Nikola Katic

Property Owner's Name (if different from Applicant): BBC Pittsburgh LLC

Address: 142 Kingston Avenue, Cranberry Twp, Cranberry, PA 16066

Phone Number: 309 868 5076 Alternate Phone Number: \_\_\_\_\_

Location of Proposed Encroachment: 1022 Chestnut Street, Pittsburgh PA, 15212

Ward: 23 Council District: 2 Lot and Block: 24-F-103

What is the properties zoning district code: R1A-VH (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- DCP-ZDR-2021-03403

Is the existing right-of-way, a street or a sidewalk? Existing Right-Of-Way

Width of Existing Right-of-Way (sidewalk or street): 8' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 22.15 (Before encroachment)

Width of Proposed Encroachment: 48"Wx24"Hx1"

Length of Proposed Encroachment: 5'3'

Number of feet the proposed object will encroach into the ROW: 5'3'

Description of encroachment: Two signs, one of the side of the building 48"Wx72"H, one in the front 48"Wx24"Hx1"

Reason for application:

To replace the old signage with the new signage. Sign on the side of the building is exact same size as previous one just different name. Sign on the front is now facing out of the building and attached to the building.

March 30, 2021

Nikola Katic – BBC Pittsburgh LLC

City Of Pittsburgh DOMI Directors

Proposed Project Letter – Coffee Shop Sign

To Whom It May Concern,

My name is Nikola Katic, co-partner in BBC Pittsburgh LLC company that owns 1022 Chestnut Street, Pittsburgh, PA 15212 property and the coffee shop “The Garden Café” located at the same property. The intent of the letter is to describe the proposed project for the Garden Café.

BBC Pittsburgh LLC purchased the property 1022 Chestnut Street where it used to be “Kaffe House” coffee/community shop. After BBC Pittsburgh purchased the property, the company decided to start our own coffee shop with the different name – The Garden Café. We have removed/replaced the old signage of Kaffe House with new signs of The Garden Café. The sign on the side of the building is the same size and at the same location as previous one, just different name on it. The front side “Kaffe House” sign was removed and the new sign was installed. While the old sign was made of metal letters and attached to the building, the new sign is made of steel and attached to the front of the building above/right of the main entrance door. Signed and stamped drawings by the architect of the sign are attached/uploaded along with this document.

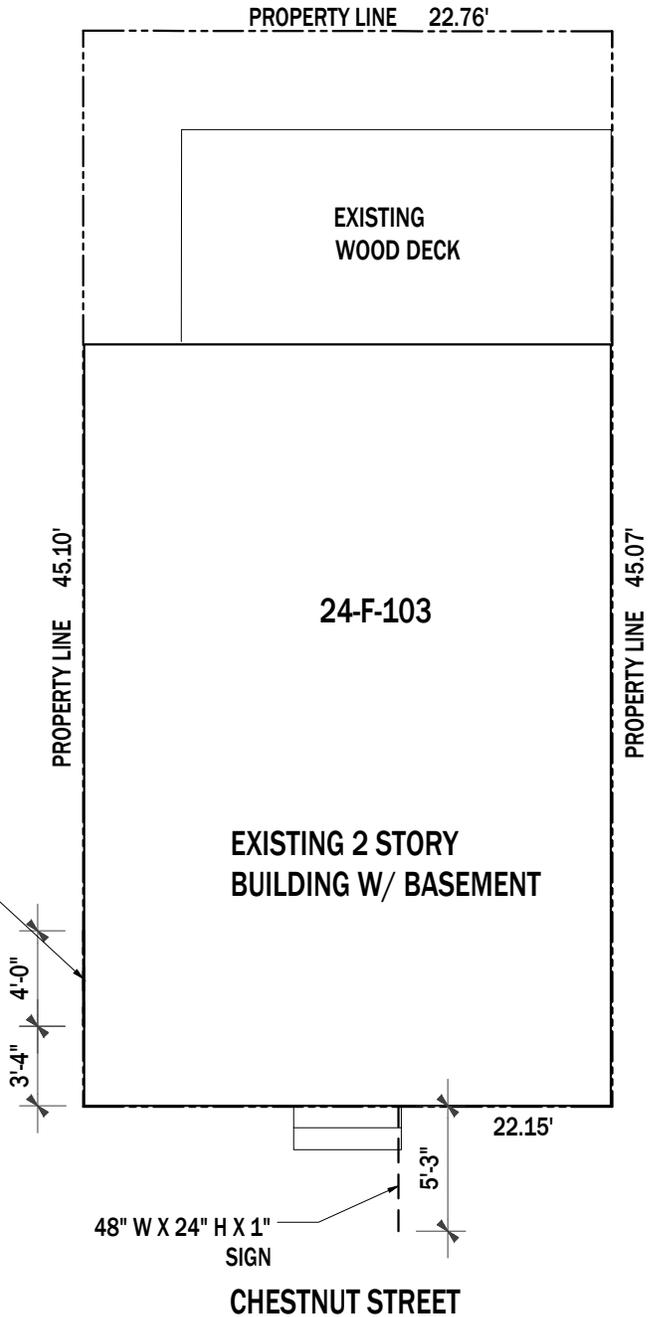
Please don't hesitate to reach out directly to me at my cell phone (309) 868 5076, or via email [nikola.katic@gmail.com](mailto:nikola.katic@gmail.com) wish you have any questions.

Sincerely,

X 

Nikola Katic  
Co-Partner

<b>SCOPE OF WORK</b>	
ADDITION OF TWO SIGNS FOR AN EXISTING COFFEE SHOP	
<b>ZONING INFORMATION</b>	
ADDRESS:	1022 CHESTNUT STREET PITTSBURGH PA 15217
LOT:	24-F-103
ZONING DISTRICT:	R1A-VH
ZONING MAP:	CITY OF PITTSBURGH
LOT AREA:	998 SF
LOT DIMENSIONS:	22.15' x 45.10'
EXISTING BUILDING HEIGHT:	2 STORIES + BASEMENT
EXISTING OCCUPANCY:	CAFE (Ground floor) ONE RESIDENTIAL UNIT (Second floor)



**1** **SITE PLAN**  
1/8" = 1'-0"

NICOLAS HAWKEN  
ARCHITECTURE

1424 SEVERN STREET PITTSBURGH PA 15217  
nichawken@gmail.com 412 370 4972



Title: **Site Plan** 1022 Chestnut Street  
Date: **Jan 19th, 2021**  
Pittsburgh PA 15212

**CODE SUMMARY**

Thus application is for the request of a Business Sign for an existing Cafeteria- per:

**919.01.C Special Definitions**

3. Business Sign means a sign that directs attention to a business, organization, profession or industry located upon the premises where the sign is displayed; to the type of products sold, manufactured or assembled; and/or to the service or entertainment or other activity offered on such premises; except a sign pertaining to the preceding if such activity is only minor and incidental to the principal use of the premises.

The Cafe is a non-conforming use in a Residential Zoning District per:

**919.01.F Signs Identifying Nonconformities**

No sign shall be erected or painted identifying a nonconforming use without review by the Board of Adjustment.

**919.03.M Business Signs and Identification Signs**

Business signs or identification signs (other than the miscellaneous signs described in Sec. 919.03.A through Sec. 919.03.L, and Sec. 919.03.N) shall be allowed in accordance with the following standards.

**919.03.M.1 General**

- (a) Ground signs shall be situated on the zoning lot, shall not extend beyond any street line or lot line and shall not extend above the height limit of the respective zoning district, unless otherwise designated;
- (b) The face area of signs shall not exceed a vertical measurement of twenty (20) feet;
- (c) Such signs may be attached to a building wall and no part of the sign shall project more than four (4) inches at a height below eighty (80) inches from the grade beneath the sign; except projecting signs as defined in 919.03.M.8. Signs attached to the building at a height above eighty (80) inches from the bottom of the sign to the grade beneath the sign shall not project more than three (3) feet from the building; and
- (d) May be illuminated.

**CODE SUMMARY NOTE: NOT ALL SECTIONS CITED APPLY TO THIS PROJECT**

1. The Contractor shall perform the scope of work skillfully, carefully, and in a workmanlike manner, free from defects, in either materials or workmanship.
2. The Contractor shall supervise and direct the work, using the Contractor's best skill and attention.
3. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, safety and procedures and for coordinating all portions of the work under the contract, unless the contract documents give other specific instruction concerning these matters.
4. All materials incorporated into the work shall be new, unless otherwise noted.
5. Temporary bracing of the structure is the responsibility of the Contractor.
6. The Contractor is responsible for complying with all applicable codes including, but not limited to, zoning and building codes.
7. The Contractor shall consult with the Owner and Architect regarding selection of all materials and products that have an impact on the quality, durability and appearance of the house.
8. Any Contractor proposed substitutions shall be coordinated with the Owner and Architect before the purchase of any material.

**SHEET LIST**

INDEX OF DRAWINGS		01/19/2021
SHEET NUMBER	SHEET NAME	
01-PROJECT INFORMATION		
CS-1	COVER SHEET	•

**APPLICABLE CODES AND STANDARDS**

CITY OF PITTSBURGH ZONING CODE

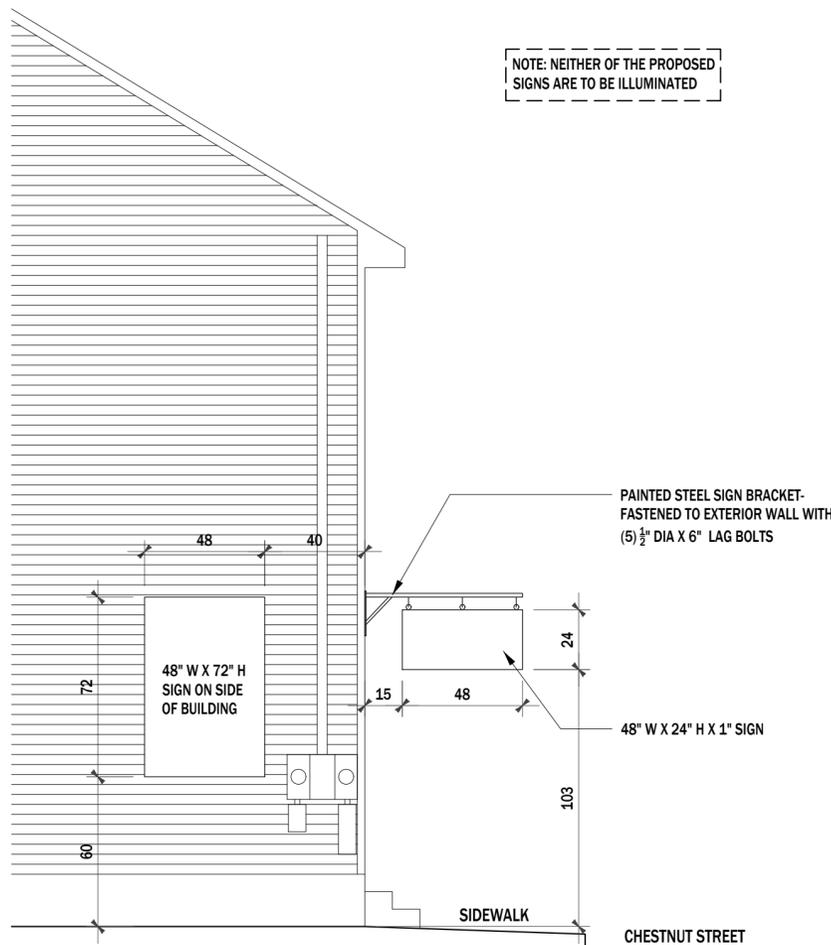
**SCOPE OF WORK**

INSTALLATION OF TWO SIGNS FOR AN EXISTING COFFEE SHOP

**ZONING INFORMATION**

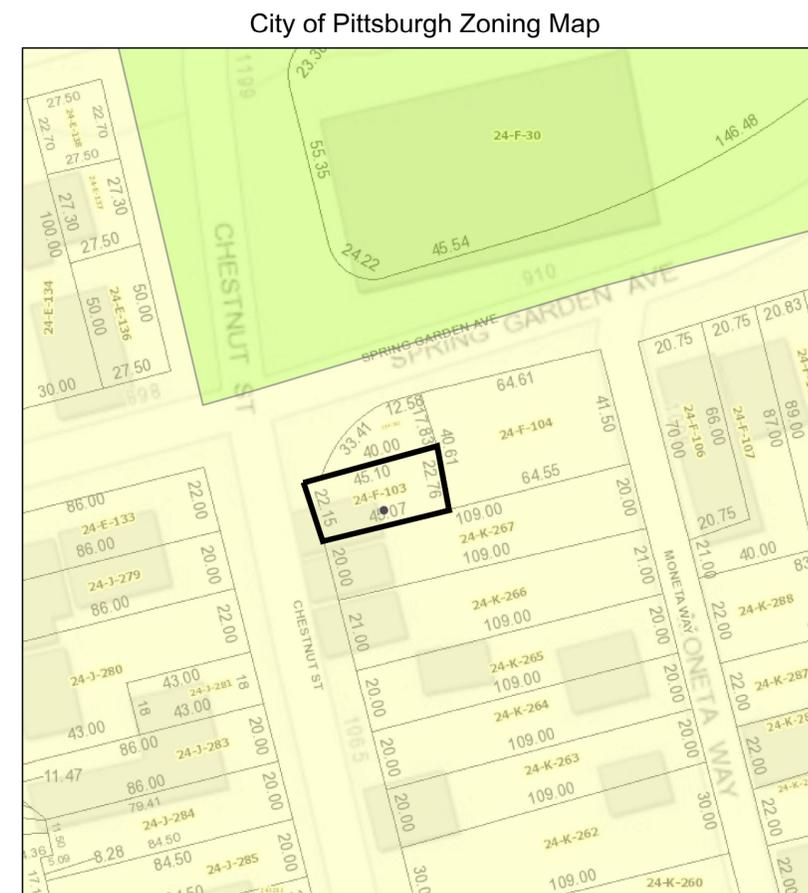
ADDRESS:	1022 CHESTNUT STREET PITTSBURGH PA 15217
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LOT DIMENSIONS:	22.15' x 45.10'
EXISTING BUILDING HEIGHT:	2 STORIES + BASEMENT
EXISTING OCCUPANCY:	CAFE (Ground floor) ONE RESIDENTIAL UNIT (Second floor)

**SIGNAGE INFORMATION**



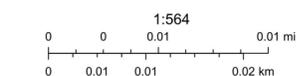
**1 PARTIAL ELEVATION**  
1/4" = 1'-0"

**ZONING MAP**



3/19/2021, 1:04:46 PM

- Zoning Districts
  - Hillside
  - Single-Unit Attached Residential
  - Zoning Districts Outlines
- Streets
  - LotLines
  - Parcels



Allegheny County 2012; 2010 Imagery, County of Allegheny, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

City of Pittsburgh  
City of Pittsburgh

NICOLAS HAWKEN  
ARCHITECTURE

1424 SEVERN STREET PITTSBURGH PA 15217  
nichawken@gmail.com 412 370 4972



Date Description  
Nicolas Hawken RA  
Professional of Record

1022 Chesnut Street  
Pittsburgh PA 15212

Title:  
**COVER SHEET**

Scale:

Date:  
Jan 19th 2021

**CS-1**

