

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

September, 2021

President and Members
City Council
City of Pittsburgh

**RE: 6012 CENTRE AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 6012 Centre Avenue, in the 7th Ward, 8th Council District, as shown on the attached plan. A copy of the request is also attached.

LUXURY PROPERTY GROUP EAST LIBERTY LLC, is proposing to make repairs to a canopy on an existing building.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in blue ink, appearing to be 'K. Ricks'.

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: Jul 27th, 2021

Applicant Name: Felix Fukui

Property Owner's Name (if different from Applicant): Luxury property group east Liberty, LLC

Address: 6012 centre Ave., Pittsburgh, PA 15206

Phone Number: 412-281-6001 Alternate Phone Number: _____

Location of Proposed Encroachment: 6012 centre Ave., Pittsburgh, PA 15206

Ward: _____ Council District: _____ Lot and Block: _____

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

Planning/Zoning Case OneStop Number (if applicable): ZDR- DCP-ZDR-2021-00866

Is the existing right-of-way, a street or a sidewalk? A sidewalk

Width of Existing Right-of-Way (sidewalk or street): 8'-6" (Before encroachment)
Same length with the building facade: 24'-8 1/2"

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

Width of Proposed Encroachment: 1'-6"

Length of Proposed Encroachment: Same length with the building facade: 24'-8 1/2"

Number of feet the proposed object will encroach into the ROW: 1'-6"

Description of encroachment: This is an existing canopy; we are only doing the renovation for this existing canopy.

Reason for application:

The encroachment permit is required by the DOMI.

Jul 27th, 2021

Karina Ricks,
Director of Mobility ad Infrastructure
611 Second Ave
Pittsburgh, PA 15219

Encroachment permit application request

6012 CENTRE AVE.,
Pittsburgh, PA 15206
FAR Project Number: 2005

Dear Mrs. Ricks,

We are requesting for an encroachment permit regarding 6012 CENTRE AVE., Pittsburgh, PA 15206. The reason we are applying the encroachment permit is because it is required by the DOMI.

In this project, we are proposing to renovate the existing canopy in front of the building. The exiting canopy is 1'-6" in depth by 24'-8 1/2" in length; and will encroach into the ROW by 1'-6". The existing sidewalk is 8'-6" wide and continue to across the entire building front elevation.

We will be submitting the application through Onestop PGH with the application form, site plan, canopy section, property owner's certificate of insurance, survey of the property and application fee.

Your consideration and approval for our encroachment permit is greatly appreciated.

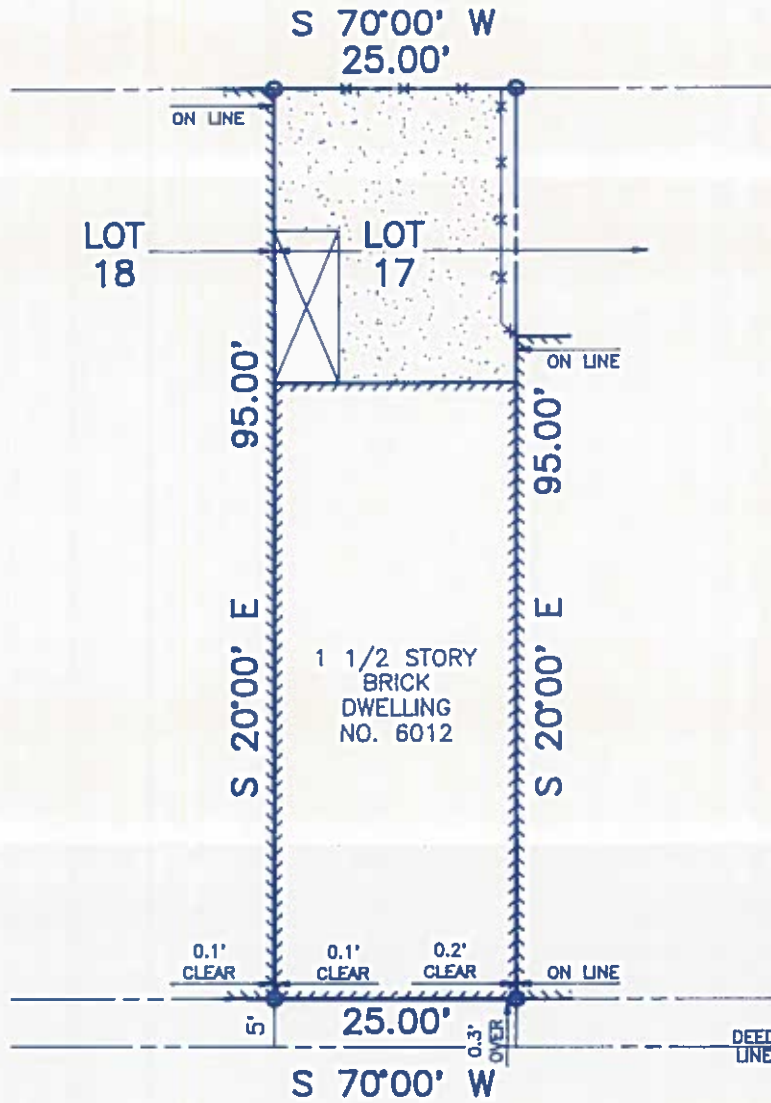
Thank you very much!

End of Request

NO BOUNDARY MARKERS SET.



HOUSTON STREET 40'



PLAN OF BUILDING LOTS
 LAID OUT AT THE REQUEST OF
 WM. P. BAUM, ESQ.
 P.B.V. 3, PGS. 86 - 87

CENTRE AVENUE 60'
 A.K.A. PENN CIRCLE SOUTH

I, STEVE A. LIADIS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO AND SOLELY FOR THE BENEFIT OF, THE PERSON(S) NAMED ON THIS PLAN, THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES THE DATE OF THIS PLAN SHOWING THE LOCATION OF ALL STRUCTURES, EASEMENTS OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES AND IS BASED ON THE CURRENT DEED AND/OR PLAN OF RECORD WITHOUT BENEFIT OF A TITLE SEARCH. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE PERSON(S) FOR WHOSE BENEFIT IT HAS BEEN PREPARED, COPIES OF THIS PLAN WITHOUT AN EMBOSSED IMPRESSION SEAL ARE FOR MERE CONVENIENCE OF REFERENCE. THIS PLAN MAY NOT BE RECORDED OR REFERENCED IN A DEED, SURVEY, PLAN OR PLAT BOOK UNLESS A SIGNED ACKNOWLEDGEMENT APPEARS ON THIS PLAN STATING IT WAS PREPARED FOR RECORDING PURPOSES.

| | | |
|---|--|---------------------|
| PLAN MADE FOR | PENN HIGHLAND HOLDING CO., INC. | |
| SITUATE IN | 7TH WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PA | |
| LIADIS ENGINEERING & SURVEYING, INC. 3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216 | | |
| SCALE: 1" = 20' | JANUARY 8, 2002 | DRAWING No. 20309-A |



seal

**ZONING
SUBMISSION**

general notes

- Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
- Contractor shall verify all dimensions and existing conditions in the field and shall advise Fukui Architects, Pc of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
- All work shall be installed in accordance with applicable codes and regulations.
- Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
- All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
- All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

project title

Client:
Luxury Property Group East
Liberty, LLC
208 Foxburg Road
Pittsburgh, PA 15205

Project Location:
6012 CENTRE AVENUE
6012 CENTRE AVENUE
Pittsburgh, PA 15206

drawing title

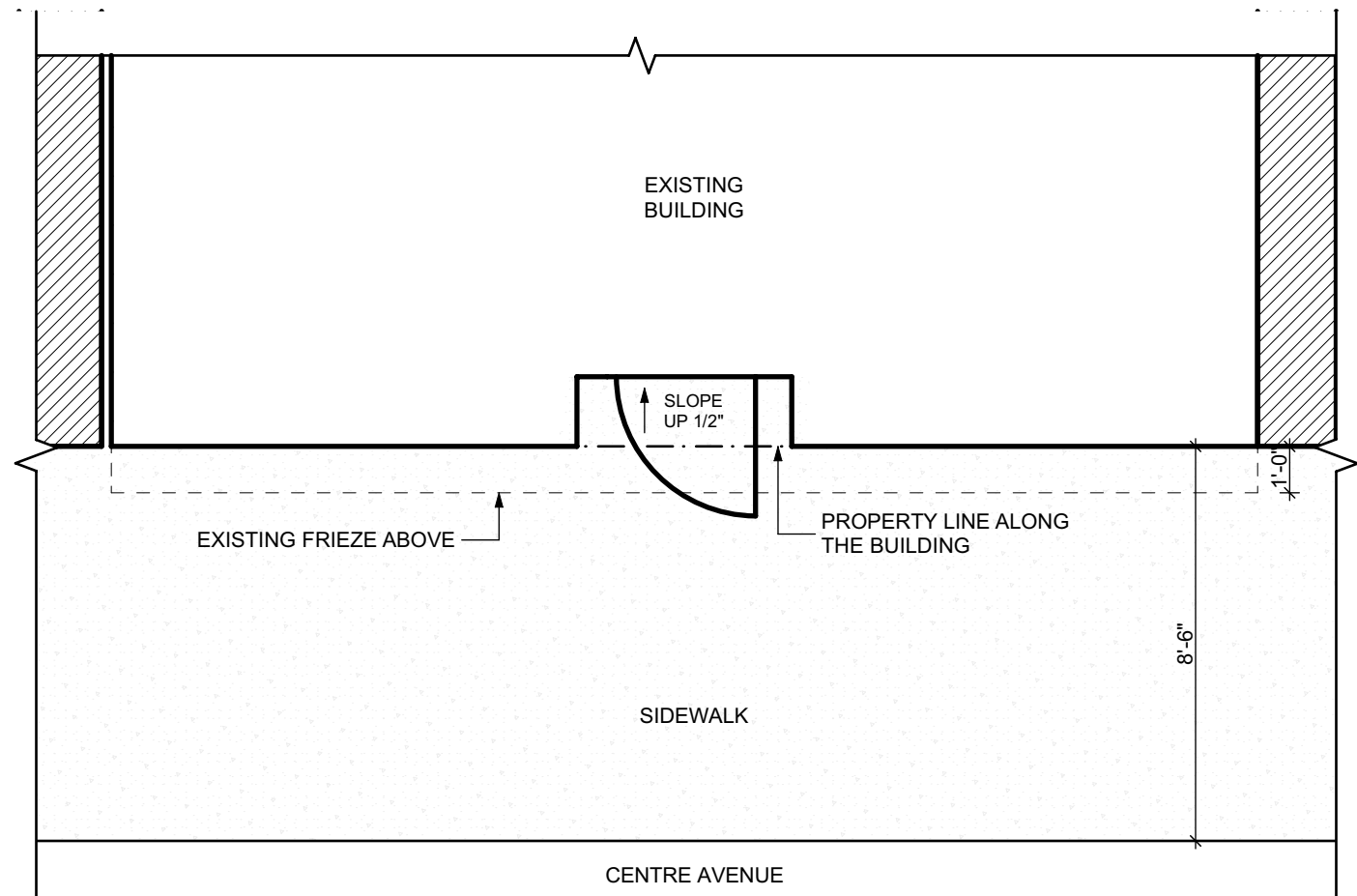
SITE PLAN

APPROVED BY ZONING
FOR SCOPE DESCRIBED IN #DCP-ZDR-2021-00866

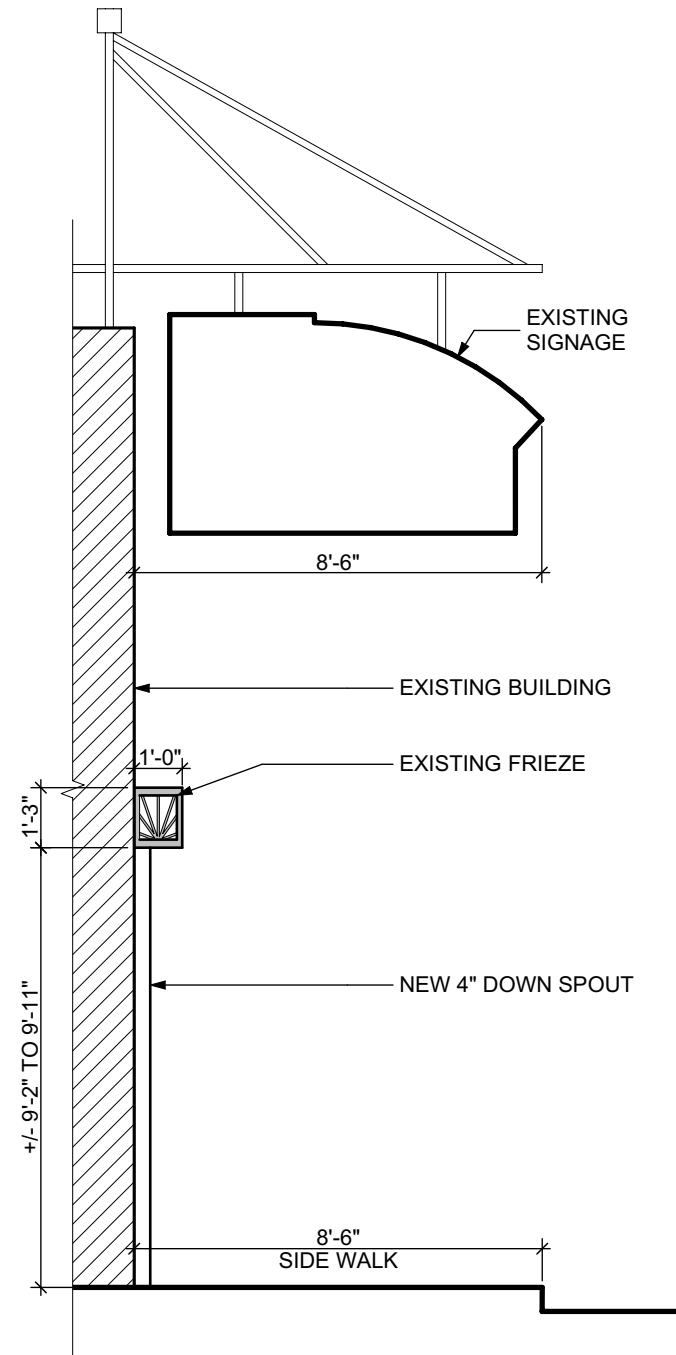
City of Pittsburgh
Department of City Planning

Kevin Kunak Date: 2021.07.12

NOTE: THIS STAMP DOES NOT CONSTITUTE THE RIGHT TO PROCEED WITH WORK, ANY REQUIRED CONSTRUCTION PERMIT(S) MUST BE OBTAINED FROM PLI, DOMI, AND/OR DPW.



1 SITE PLAN
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

| | |
|-------|---------------|
| scale | As Noted |
| date | June 28, 2021 |
| no. | 1 |
| of. | 1 |

Sheet No.
A1
Project #2005



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/28/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | |
|--|---|--------------------------------------|
| PRODUCER Seubert & Associates, Inc. 225 North Shore Drive Suite 300 Pittsburgh PA 15212 | CONTACT NAME: Jonathan Gregory PHONE (A/C, No, Ext): (412) 734-4900 E-MAIL ADDRESS: jgregory@seubert.com | FAX (A/C, No): (412) 734-5725 |
| | INSURER(S) AFFORDING COVERAGE | |
| INSURED Luxury Property Group East Liberty LLC 208 Foxburg Drive Pittsburgh PA 15205 | INSURER A: Nautilus Insurance Company NAIC # 17370 | |
| | INSURER B: | |
| | INSURER C: | |
| | INSURER D: | |
| | INSURER E: | |
| | INSURER F: | |

COVERAGES

CERTIFICATE NUMBER: CL2172802432


REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|--|
| A | COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | | NN1181239 | 10/28/2020 | 10/28/2021 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | | | | |
| | UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ | | | | | | EACH OCCURRENCE \$ AGGREGATE \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| A | Building | | | NN1181239 | 10/28/2020 | 10/28/2021 | Limit \$462,500 Deductible \$1,000 Special/RC |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

| | |
|---|--|
| City of Pittsburgh 414 Grant Street City-County Building Pittsburgh PA 15219 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  |
|---|--|

© 1988-2015 ACORD CORPORATION. All rights reserved.