

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: June 11 , 2021

Re: Encroachment Permit

We have a request for an encroachment permit at Ahlers Way, in the rear of, 1004 Constance Street #200, as shown on the attached plan. A copy of the request is also attached.

CIPIACI LLC, is proposing to install a set of entry stairs and landing, in Ahlers Way for the purpose of providing code compliant stairs to egress a residence in the rear of 1004 Constance Street.

Kindly let us know if you have objection to this request.

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

June , 2021

President and Members
City Council
City of Pittsburgh

**RE: 1004 CONSTANCE ST
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at Ahlers Way, in the rear of, 1004 Constance Street #200, as shown on the attached plan. A copy of the request is also attached.

CIPIACI LLC, is proposing to install a set of entry stairs and landing, in Ahlers Way for the purpose of providing code compliant stairs to egress a residence in the rear of 1004 Constance Street.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

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: 3-23-21

Applicant Name: Robert BAUMBACH

Property Owner's Name (if different from Applicant): WALTER WHITNEY

Address: 1004 CONSTANCE

Phone Number: 412 266 4425 Alternate Phone Number: _____

Location of Proposed Encroachment: AHLERS

Ward: 23rd Council District: 123 Lot and Block: 00240029300008

What is the properties zoning district code: ND1 (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- ACCELA Permit # 18-B-02192

Is the existing right-of-way, a street or a sidewalk? Street with unpaved sidewalk

Width of Existing Right-of-Way (sidewalk or street): 20'0" (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 845' (Before encroachment)

Width of Proposed Encroachment: 3'0"

Length of Proposed Encroachment: 9'3"

Number of feet the proposed object will encroach into the ROW: 3'0"

Description of encroachment: Stair Landing & Steps for required Egress

Reason for application:

To provide code compliant stairs for egress of residence in the rear of 1004 Constance St.

Bob Baumbach
Registered Architect
900 Middle Street
Blacksmith Studio
Pittsburgh, PA 15212
412.266.4425
bobbaumbach@comcast.net

March 6, 2021

Karina Ricks, Director
Mobility and Infrastructure, City of Pittsburgh
414 Grant Street
Pittsburgh, PA 15219

RE: Request for permission to encroach Ahlers Way R.O.W.

Dear Karina,

I am writing to request an encroachment of the Ahlers Way R.O.W. for the purpose of providing code compliant stairs to egress a residence in the rear of 1004 Constance Street.

The project is challenged with providing a means of egress for a ground floor residence at 1004 Constance, which is 4' above Ahlers Way. Our goal is to install a 3' wide set of stairs which would include a landing and six treads in area adjacent to Ahlers Way. A safe and code compliant egress is the last item to address for the Occupancy Permit of the entire building. The safest way to achieve this is with the egress stairs to Ahlers Way.

Ahlers Way is approximately 14'-6" wide and has a R.O.W. on the east side of the street that is identified as 36" wide. The R.O.W. adjacent to 1004 Constance where we propose to construct the egress stairs is comprised of weeds, gravel and silt and a poorly defined curb. We would propose to improve that narrow swath by installing a paved surface for the whole width of the building.

In general, the conditions of the R.O.W. on both sides of this industrial section of Ahlers Way is not conducive for pedestrian use. In the 476 feet stretch that we surveyed (see attached diagram), there are six physical obstructions in the R.O.W. including concrete stoops, steel bollards and utility poles. In that same stretch, there are 420 feet of unpaved surfaces characterized by weeds, gravel, silt and broken concrete. Our proposal would provide a safe, code compliant egress for the Constance Street residence and would also bring 47 feet of newly paved ROW to Ahlers Way.

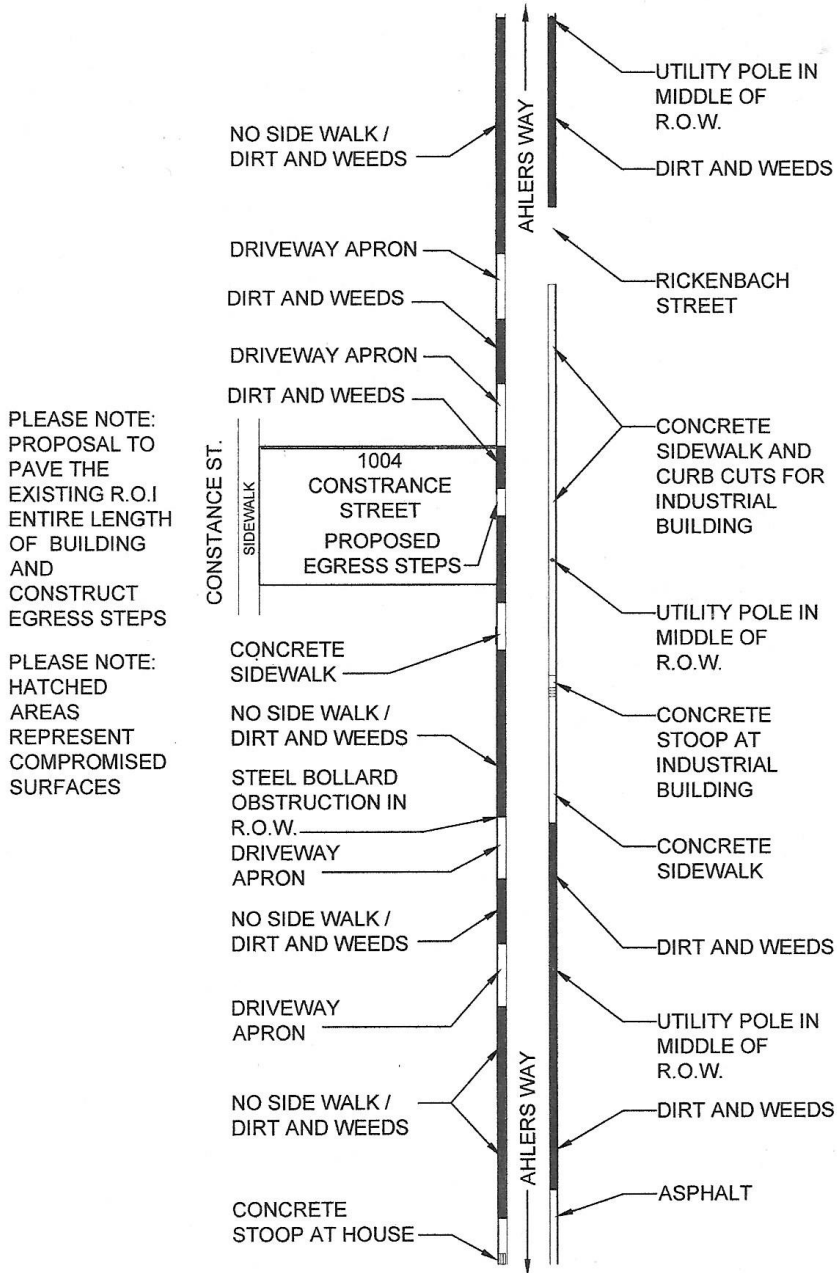
We greatly appreciate your consideration of this important request and welcome you or any of your staff to contact me if there are any questions.

Sincerely,



Robert W. Baumbach, R.A.

CONDITION OF AHLERS WAY R.O.I. TO SPRING GARDEN AVENUE



PLEASE NOTE:
PROPOSAL TO
PAVE THE
EXISTING R.O.I
ENTIRE LENGTH
OF BUILDING
AND
CONSTRUCT
EGRESS STEPS

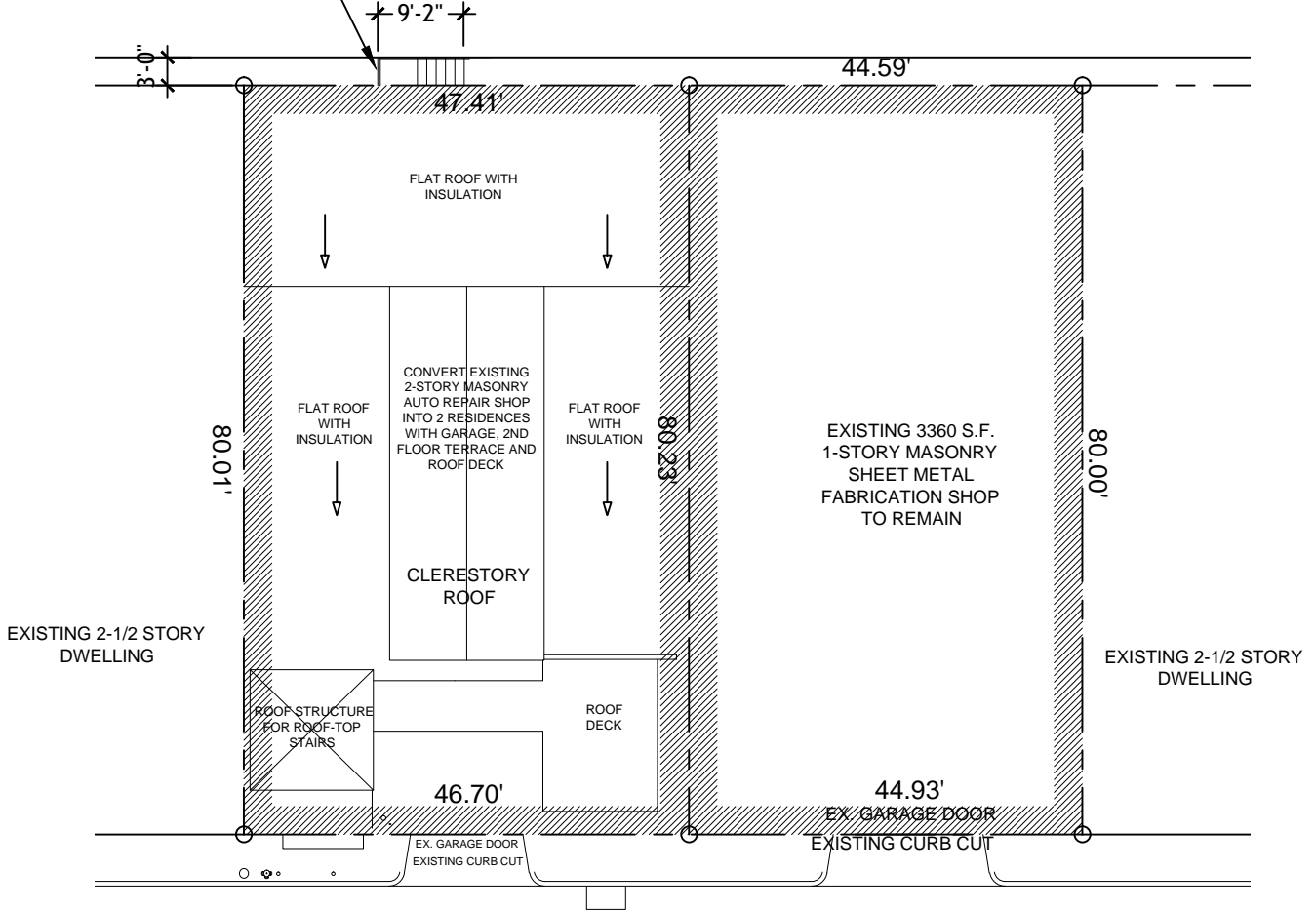
PLEASE NOTE:
HATCHED
AREAS
REPRESENT
COMPROMISED
SURFACES

TO SUISMON STREET



PROPOSED
LANDING AND
EGRESS STAIRS

AHLERS WAY



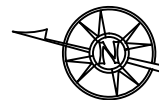
CONSTANCE STREET

PROPOSED SITE PLAN

LOT & BLOCK: 24-K-293

SCALE: 1" = 20'-0"

MARCH 8, 2021



1004 CONSTANCE STREET

PITTSBURGH, PA 15212

project title

LOFT CONVERSION

client

CIPIACI, LLC

architect

RobertBaumbach
ARCHITECTURE

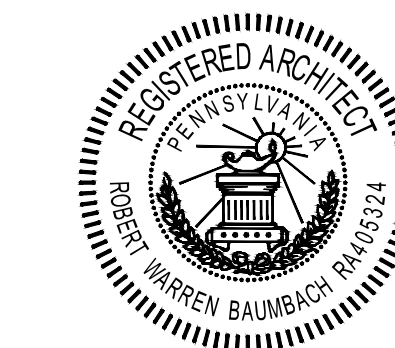
900 MIDDLE STREET
PITTSBURGH, PA 15212
412.266.4425

notes

submissions

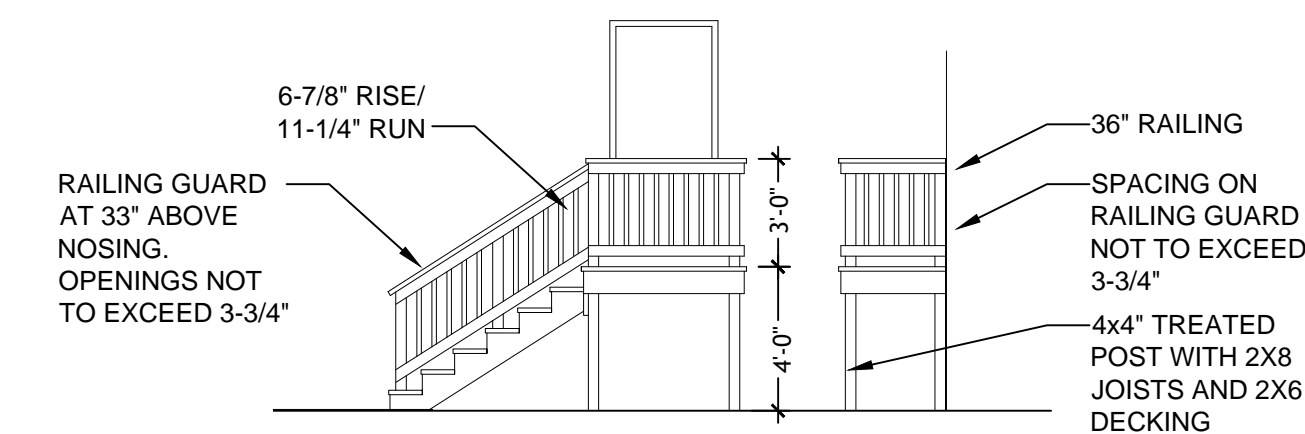
| | | |
|---|------------|------------|
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | | |
| 1 | PLI REVIEW | 12.18.2020 |
| | revision | date |

key plan

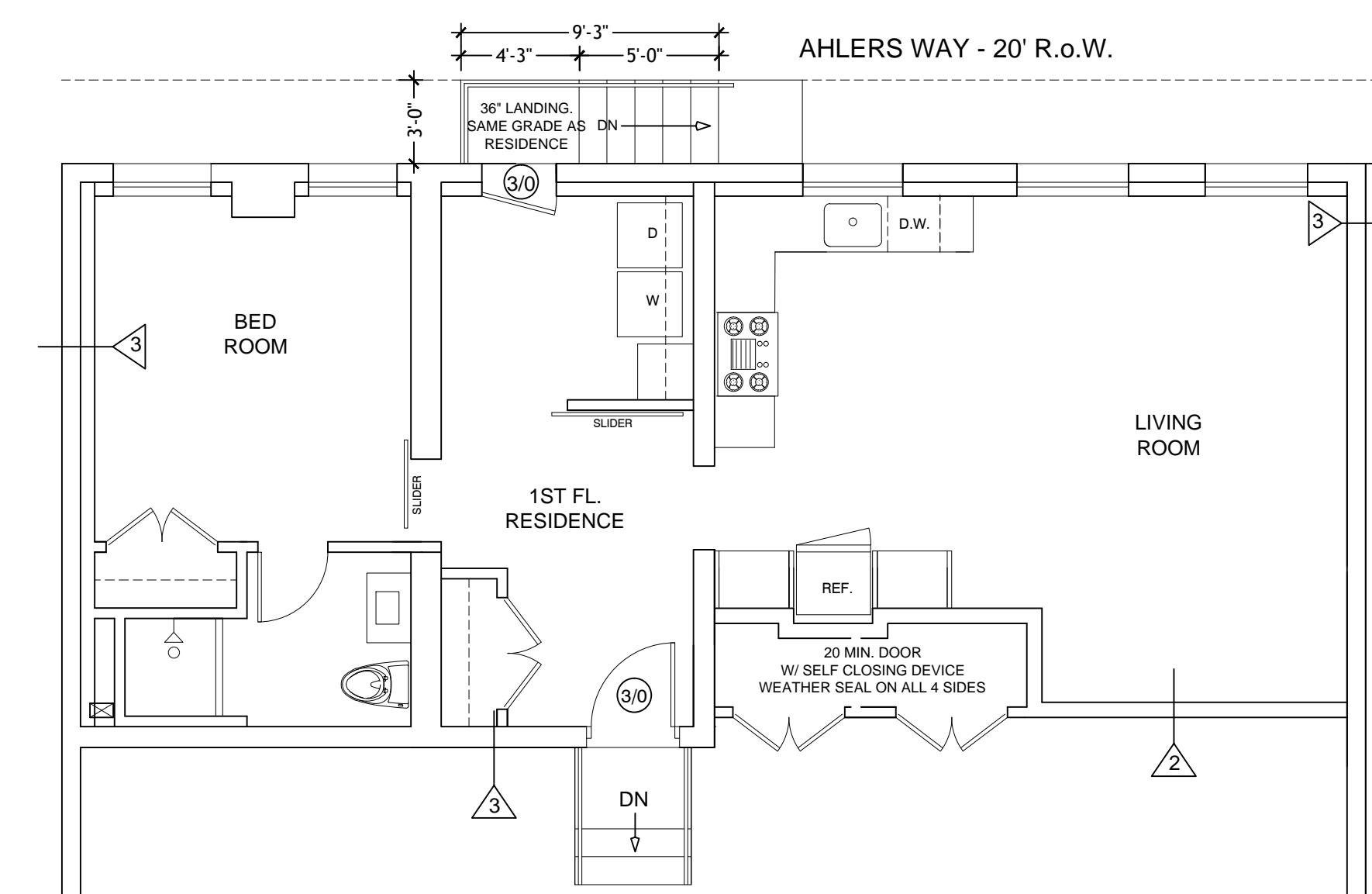


SURVEY & PLAN

A-100.00



5 PROPOSED STAIRS
SCALE: 3/16" = 1'-0"

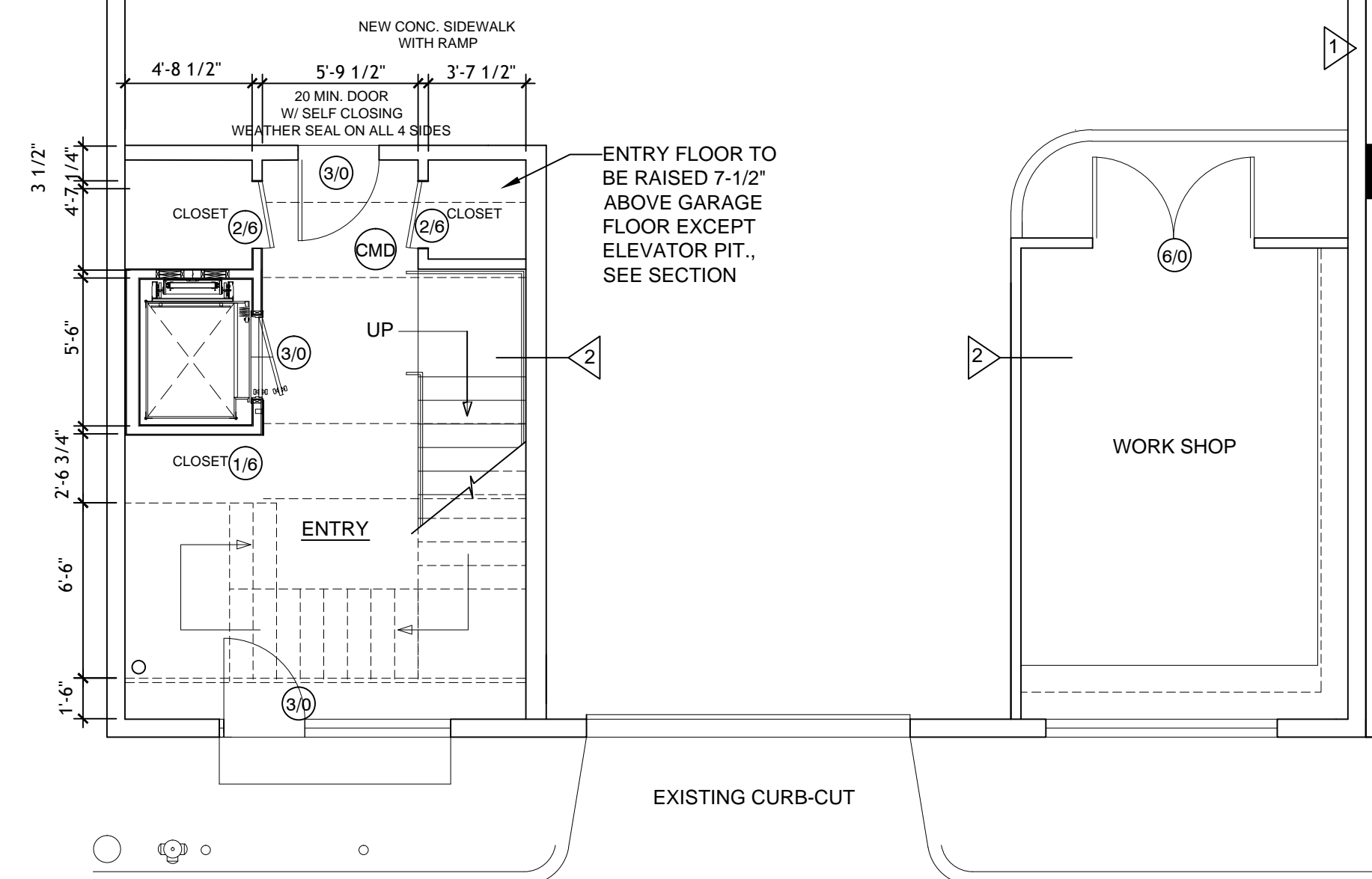


12' x 20' PARKING SPACE, TYP.

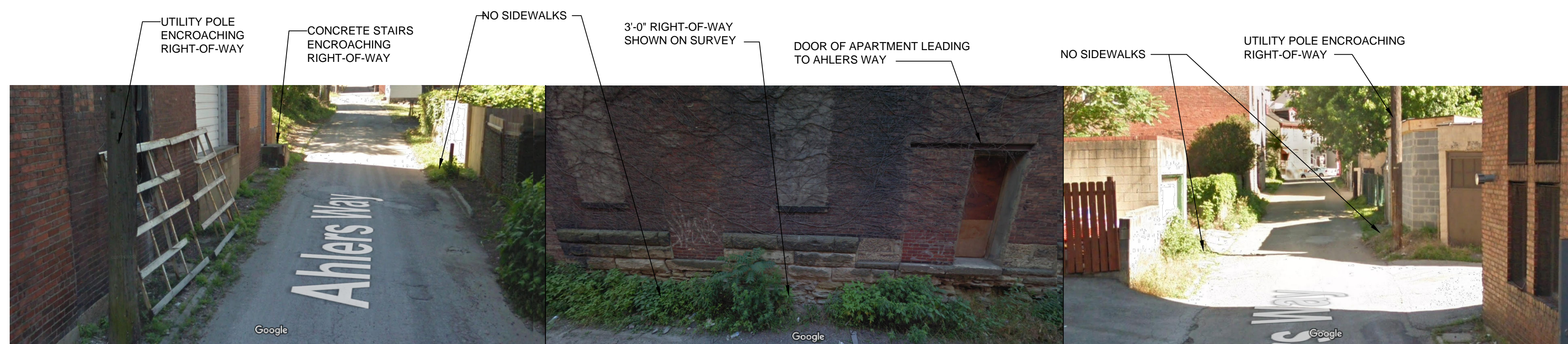
EXISTING AUTO REPAIR SHOP

PROPOSED TWO RESIDENTIAL DWELLINGS, ROOF DECK, AND GARAGE

12' x 20' PARKING SPACE, TYP.



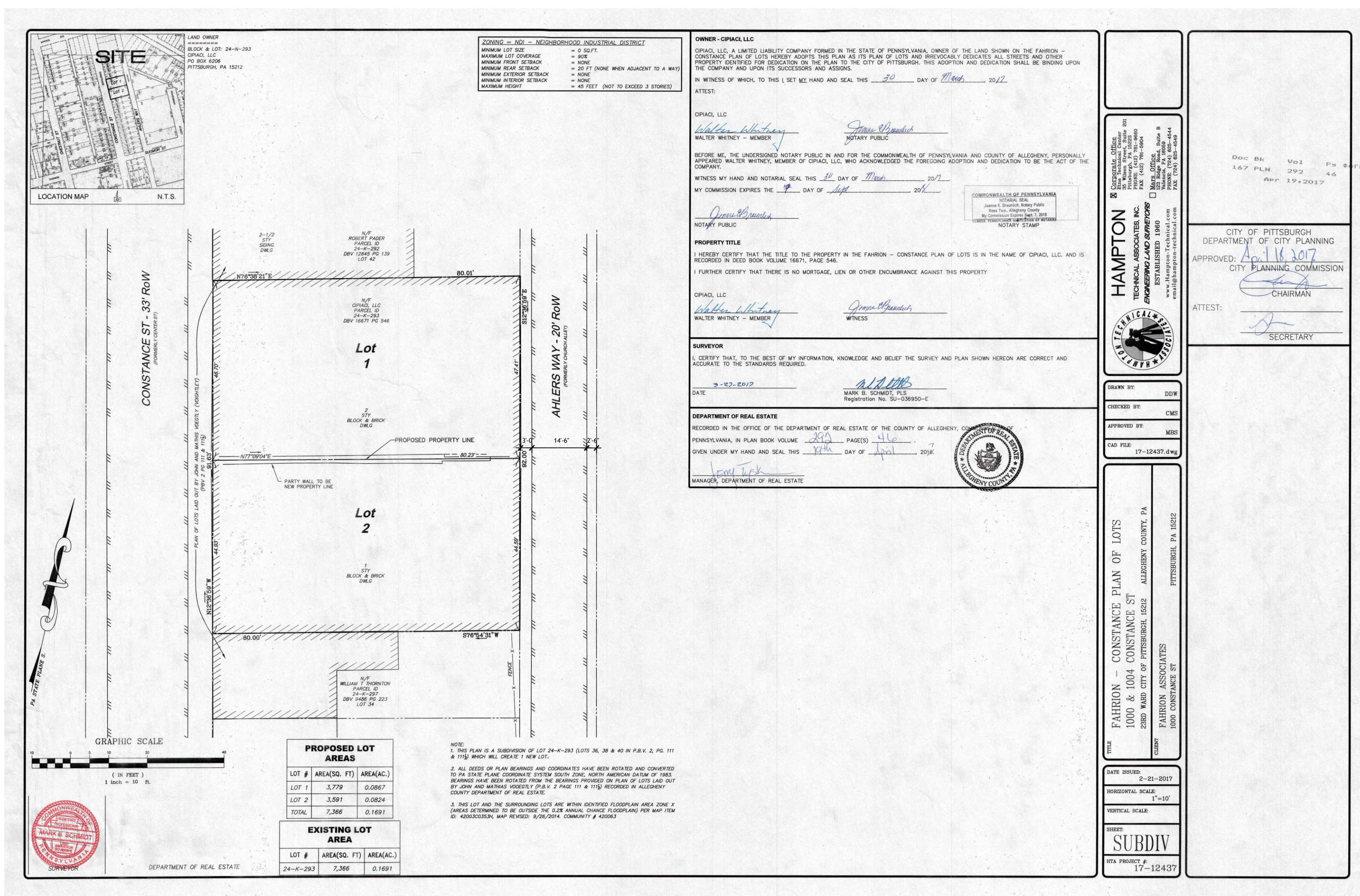
6 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 AHLERS WAY LOOKING SOUTH OF 1000 CONSTANCE
SCALE: N.T.S.

2 AHLERS WAY LOOKING AT REAR OF 1000 CONSTANCE
SCALE: N.T.S.

3 AHLERS WAY LOOKING NORTH OF 1000 CONSTANCE
SCALE: N.T.S.



4 SURVEY
SCALE: 1" = 20'-0"

| PROPOSED LOT AREAS | | |
|--------------------|--------------|-----------|
| LOT # | AREA(SQ. FT) | AREA(AC.) |
| LOT 1 | 3,779 | 0.0867 |
| LOT 2 | 3,591 | 0.0824 |
| TOTAL | 7,366 | 0.1691 |

| EXISTING LOT AREA | | |
|-------------------|--------------|-----------|
| LOT # | AREA(SQ. FT) | AREA(AC.) |
| 24-4-293 | 7,366 | 0.1691 |

916 Ahlers Way
Pittsburgh, Pennsylvania



Street View

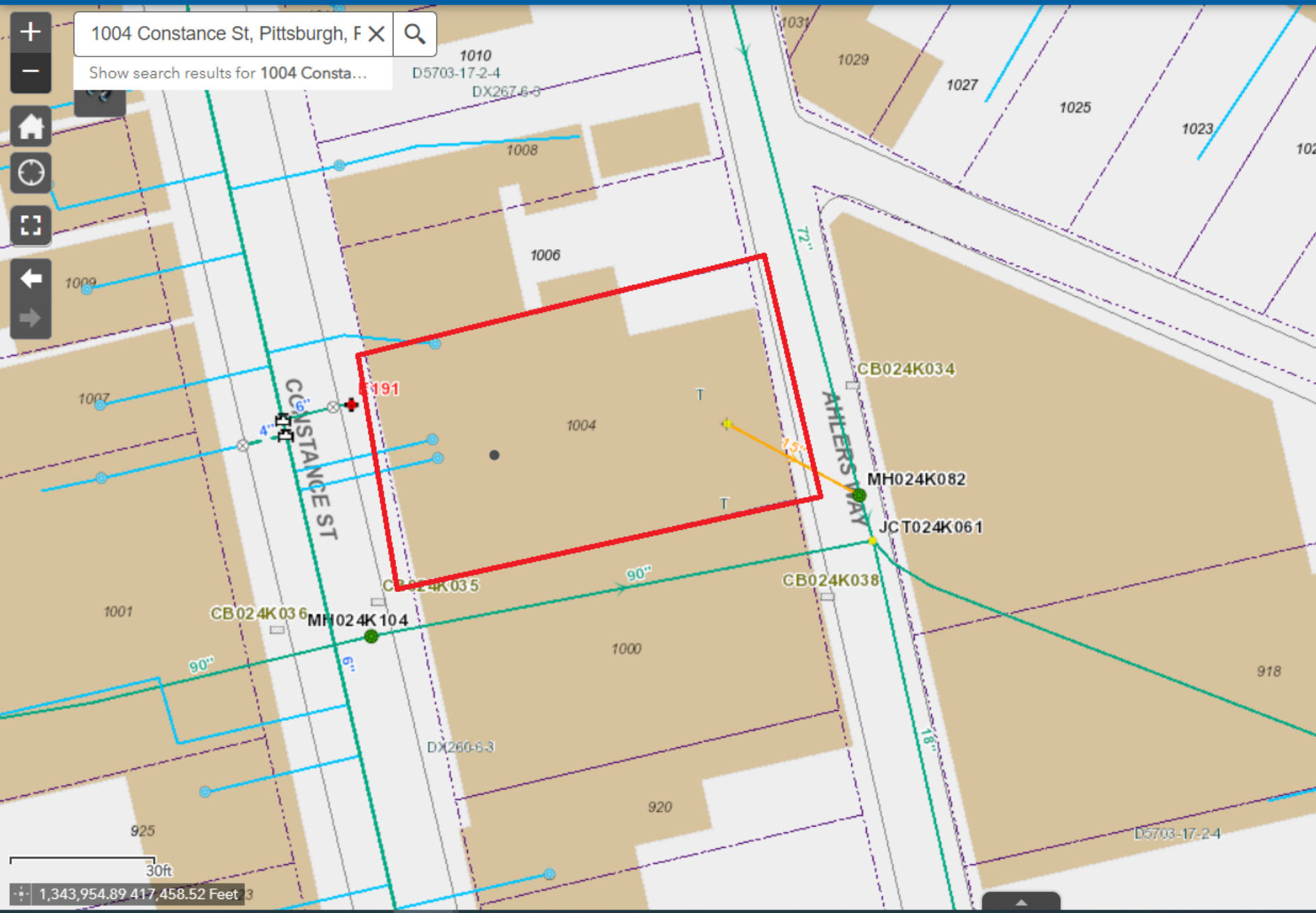


Google

Image capture: Nov 2020



1004 Constance St, Pittsburgh, F X
Show search results for 1004 Consta...



To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: April 29, 2021
Subject: Proposed Encroachment at 1044 Constance Street

The following is in response to the attached 4/05/2021 request regarding the encroachment near 1044 Constance Street in the 23rd Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are no known PWSA waterlines within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no known PWSA sewerlines within the area of the proposed encroachment that will be impacted during construction of project. Please note, PWSA does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

PWSA has no objection to the proposed encroachment under the conditions set forth above.

JAT

Attachment

Jeremy Scheffel <jscheffel@duqlight.com>

4/6/2021 10:07 AM

Re: Encroachment Approval Letter [1004 Constance Street]

To bobbaumbach@comcast.net <bobbaumbach@comcast.net> Copy
Van Eman, Charles J. <cvaneman@duqlight.com> • Kovach, Christopher S. <ckovach@duqlight.com> •
Frantz, Robert J. <rfrantz@duqlight.com>

Dear Bob Baumbach:

Duquesne Light has fielded and reviewed this request, and we have no issues. Based on your plans, there is no encroachment on DLC facilities.

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or shall be deemed to be a limitation, restriction, modification, or waiver of any of Duquesne Light's rights or remedies, either at law or in equity, in connection with any of the matters raised, all of which are expressly reserved.

Sincerely,

Jeremy Scheffel

Supervisor, Distribution Eng.

412.393.8228 (office)

jscheffel@duqlight.com

Duquesne Light Company

2841 New Beaver Ave. Pittsburgh, PA 15233

DuquesneLight.com



- SITE PLAN FOR REAR STAIRS 3-8-2021.pdf (159 KB)
- Encroachment Application (1).pdf (214 KB)
- 1004 CONSTANCE STREETPHOTOS 3-8-2021 - Copy.pdf (3 MB)
- 1004 CONSTANCE STREET SURVEY 3-8-2021 - Copy.pdf (3 MB)
- image001.png (11 KB)



April 5, 2021

Robert **Baumbach**
900 Middle Street
Blacksmith Studio
Pittsburgh, PA 15212

Dear Mr. Baumbach:

As the construction contact for Comcast, I am responding to your inquiry regarding a street vacation for th 1004 Constance Street as described in your April 1, 2021, inquiry to Comcast.

Comcast has no conflicts at this location.

Please let us know if you need any further information or confirmation.

Thank you.

Eugene Levi

Gene Levi
Comcast Cable Communications Inc
Construction / Engineering
Eugene_Levi@cable.comcast.com
412-996-4188 (c)

Cc: Jennifer M. Cloonan, Director, External & Government Affairs
Comcast – Keystone Region
Jennifer_Cloonan@comcast.com



Janice Saltzman
TEL 412.258.4669
MOBILE 412.580.9744
jsaltzman@peoples-gas.com

May 5, 2021

Karina Ricks, Director
Department of Mobility and Infrastructure
City of Pittsburgh
611 Second Avenue
Pittsburgh, PA 15219

RE: Proposed Encroachment - Steps
Ahlers Way behind 1004 Constance Street – Lot/Block 24-K-293
23rd Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Robert Baumbach Architecture regarding the installation of rear stairs within the public right of way of Ahlers Way at the above-referenced location.

Based on the drawings provided to Peoples, the planned steps will not interfere with our gas facilities in this area.

Peoples has no objection to the proposed encroachment.

Sincerely,

Janice Saltzman
Land Department

CL 1790673C

Renewal of Number

United States Liability Insurance Company

1190 Devon Park Drive, Wayne, Pennsylvania 19087

A Member Company of United States Liability Insurance Group

Customer Copy
Direct Bill Policy

POLICY DECLARATIONS

No. CL 1790673D

NAMED INSURED AND ADDRESS:

CIPIACI LLC
1004 CONSTANCE ST
PITTSBURGH, PA 15212

POLICY PERIOD: (MO. DAY YR.) From: 01/17/2021 To: 01/17/2022

12:01 A.M. STANDARD TIME AT YOUR
MAILING ADDRESS SHOWN ABOVE

FORM OF BUSINESS: Limited Liability Company

BUSINESS DESCRIPTION: Vacant Building with Renovation

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED.
THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

| | PREMIUM |
|------------------------------------|-----------------|
| Commercial Liability Coverage Part | \$451.00 |
| Wholesaler Broker Fee | \$75.00 |
| TOTAL: | \$526.00 |

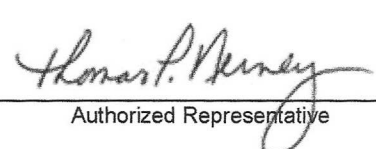
Coverage Form(s) and Endorsement(s) made a part of this policy at time of issue

See Endorsement EOD (1/95)

Agent: **W.N. TUSCANO AGENCY, INC. (GREENSBURG, PA) (1212)**
P.O. Box 1027
Greensburg, PA 15601-1615

Issued: 12/14/2020 1:13 PM

Broker: **Marthinsen & Salvitti Insurance Group**
140 Park Avenue, Suite 1
Washington, PA 15301

By: 
Authorized Representative

UPD (08-07)

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

Policy No. CL 1790673D

Effective Date: 01/17/2021
12:01 AM STANDARD TIME

LIMITS OF INSURANCE

| | |
|---|--------------------|
| Each Occurrence Limit | \$1,000,000 |
| Personal & Advertising Injury Limit (Any One Person/Organization) | \$1,000,000 |
| Medical Expense (Any One Person) | \$5,000 |
| Damages To Premises Rented To You (Any One Premises) | \$100,000 |
| Products/Completed Operations Aggregate Limit | Excluded |
| General Aggregate Limit | \$2,000,000 |

LIABILITY DEDUCTIBLE **\$0**

LOCATIONS OF ALL PREMISES YOU OWN, RENT OR OCCUPY

| <i>Location</i> | <i>Address</i> | <i>Territory</i> |
|-----------------|--|------------------|
| 1 | 1000-1004 Constance St, Pittsburgh, PA 15212 | 002 |

PREMIUM COMPUTATION

| <i>Loc</i> | <i>Classification</i> | <i>Code No.</i> | <i>Premium Basis</i> | <i>Rate</i> | | <i>Advance Premium</i> | | |
|---|---|-----------------|-----------------------------|--------------|------------------|------------------------|------------------|-----------------------------|
| | | | | <i>Pr/Co</i> | <i>All Other</i> | <i>Pr/Co</i> | <i>All Other</i> | |
| 1 | Vacant Buildings - not factories - Other than Not-For-Profit | 68606 | 4,000 Per 1,000 Total Area | Excluded | 37.800 | Excluded | \$151 | |
| 1 | Contractors - subcontracted work - in connection with renovating Vacant Buildings | 91592 | 20,000 Per 1,000 Total Cost | Excluded | 2.875 | Excluded | \$300 MP | |
| TOTAL PREMIUM FOR GENERAL LIABILITY COVERAGE PART: | | | | | | | | \$451 |
| (This Premium may be subject to adjustment.) | | | | | | | | MP - minimum premium |

Coverage Form(s)/Part(s) and Endorsement(s) made a part of this policy at time of issue:

See Form EOD (01/95)

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.