

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

April 27, 2021

President and Members
City Council
City of Pittsburgh

**RE: 3709 BUTLER STREET
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 3709 Butler Street, in the 6th Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

NEW ALLIANCE FEDERAL CREDIT UNION, is proposing to install a new canopy on an existing building that will project into the right-of-way.

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

February 9th, 2021

Karina Ricks, Director, Department of Mobility & Infrastructure
City of Pittsburgh
414 Grant St
Pittsburgh, PA 15219

**RE: New Alliance Federal Credit Union, Lawrenceville – Encroachment Permit -
Letter to Director**

Dear Karina,

New Alliance Federal Credit Union is proposing a new branch credit union at 3709 Butler Street in the Lawrenceville neighborhood to provide banking and financial services to the residents and small businesses in the area. In addition to a small addition on the back of the building, New Alliance is intending to make significant improvements to the storefront and its presence on Butler Street as submitted in the Site Plan Review package. The project includes a new entry door and relocation, windows, and a walk-up ATM. The Credit Union will also be lowering the entire first floor of the existing building 30-32 inches to align with the Butler Street sidewalk grade. This will increase interaction with the street level and ease ADA access to the building and services offered. The proposed canopy will extend 36 inches from the face of the building to cover the door entrance and walk-up ATM very similar to other awnings and canopies along Butler Street.

Sincerely,

Jaysen Fredriksen
Project Manager
Momentum, Inc.

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: February 18th, 2021

Applicant Name: Jaysen Fredriksen

Property Owner's Name (if different from Applicant): New Alliance Federal Credit Union

Address: 109 Bell Street, Suite B, Seattle, WA 98121

Phone Number: 206-798-5148 Alternate Phone Number: _____

Location of Proposed Encroachment: 3709 Butler Street, Pittsburgh, PA 15021

Ward: 6th Council District: _____ Lot and Block: Lot No. 26 and Northeastern foot of Lot No. 25

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

Planning/Zoning Case OneStop Number (if applicable): ZDR-2020-10176

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

Width of Existing Right-of-Way (sidewalk or street): 11' - 2" (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 22' - 4" (Before encroachment)

Width of Proposed Encroachment: 3' - 0"

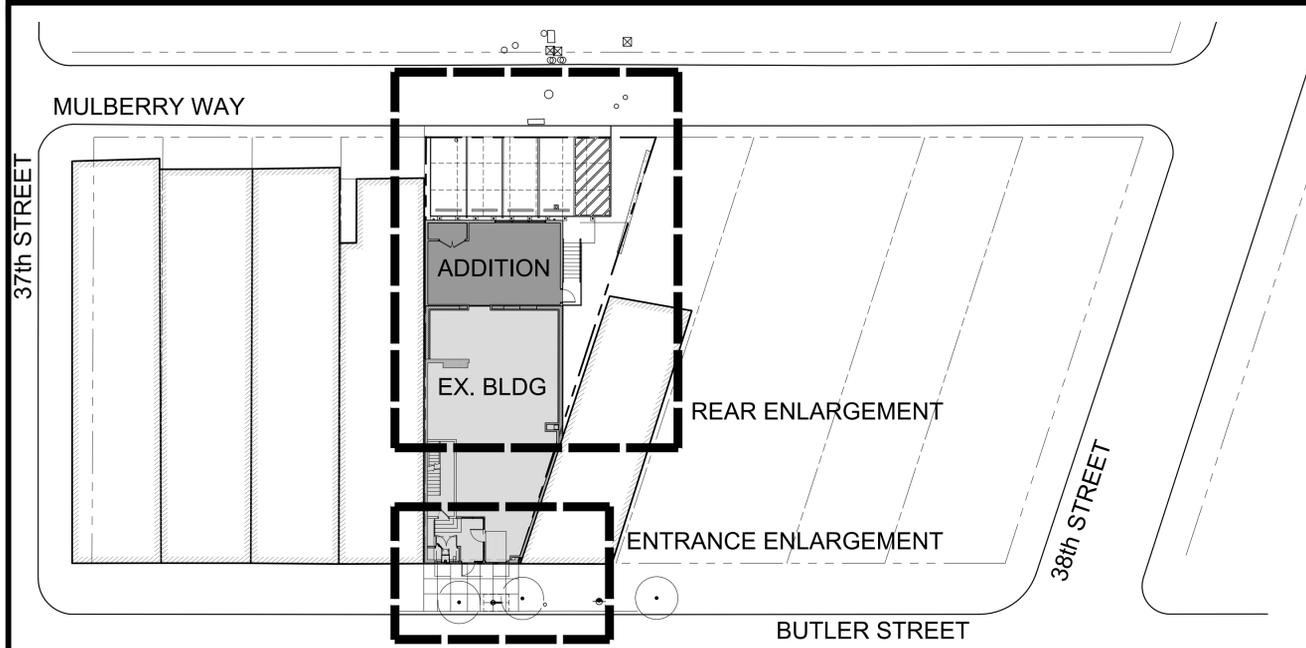
Length of Proposed Encroachment: 17' - 6"

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

Description of encroachment: Overhead canopy anchored to the building facade

Reason for application:

We would like to be granted an encroachment permit for the overhead canopy, as it will not impede pedestrians from using the right-of-way.



1 LAYOUT ENLARGEMENT LOCATION

1/4"=1'-0"

GENERAL NOTES:

- GENERAL**
- G.C. SHALL VISIT SITE, VERIFY ALL CONDITIONS AND ACQUAINT THEMSELVES WITH LOCAL REQUIREMENTS PRIOR TO SUBMITTING THEIR BID. NOTIFY ARCHITECT IF ANY CONDITIONS OR REQUIREMENTS REVEAL ADDITIONAL OR CONTRARY INFORMATION TO THAT SHOWN ON THE DRAWINGS OR LISTED IN THE SPECIFICATIONS.
 - ALL WORK SHOWN IS BY G.C. UNLESS NOTED OTHERWISE.
 - ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.

PERMITS, FEES, INSPECTIONS

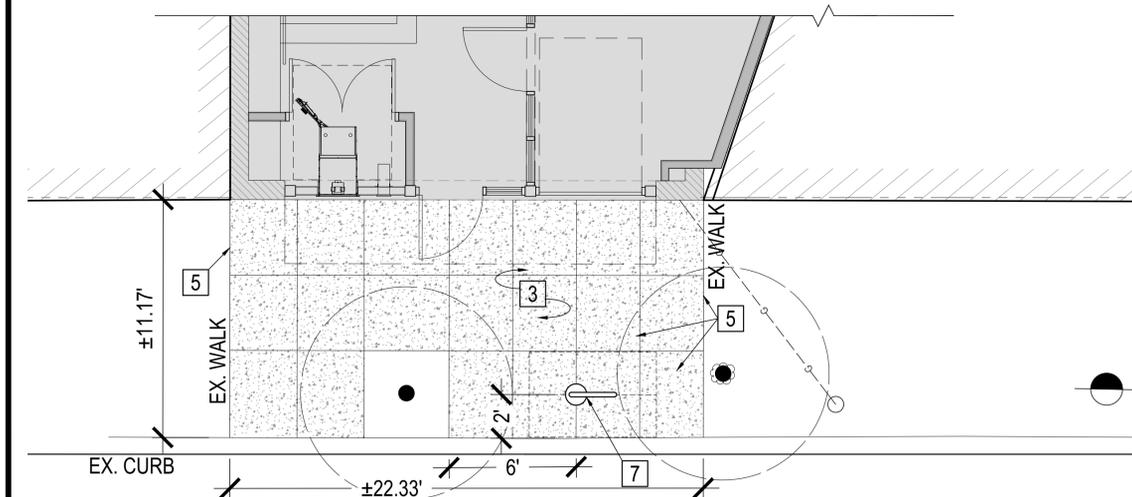
- G.C. SHALL SECURE ALL NECESSARY BUILDING PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS. THE OWNER SHALL PAY FOR BUILDING PERMIT AND INSPECTION FEES.

SITE LIGHTING AND SIGNAGE

- G.C. SHALL PROVIDE ALL WORK, INCLUDING TRENCHING AND BACKFILL AND ALL MATERIALS, INCLUDING BASES, CONDUIT AND WIRING NECESSARY TO COMPLETE THE INSTALLATION OF ALL SITE SIGNAGE.

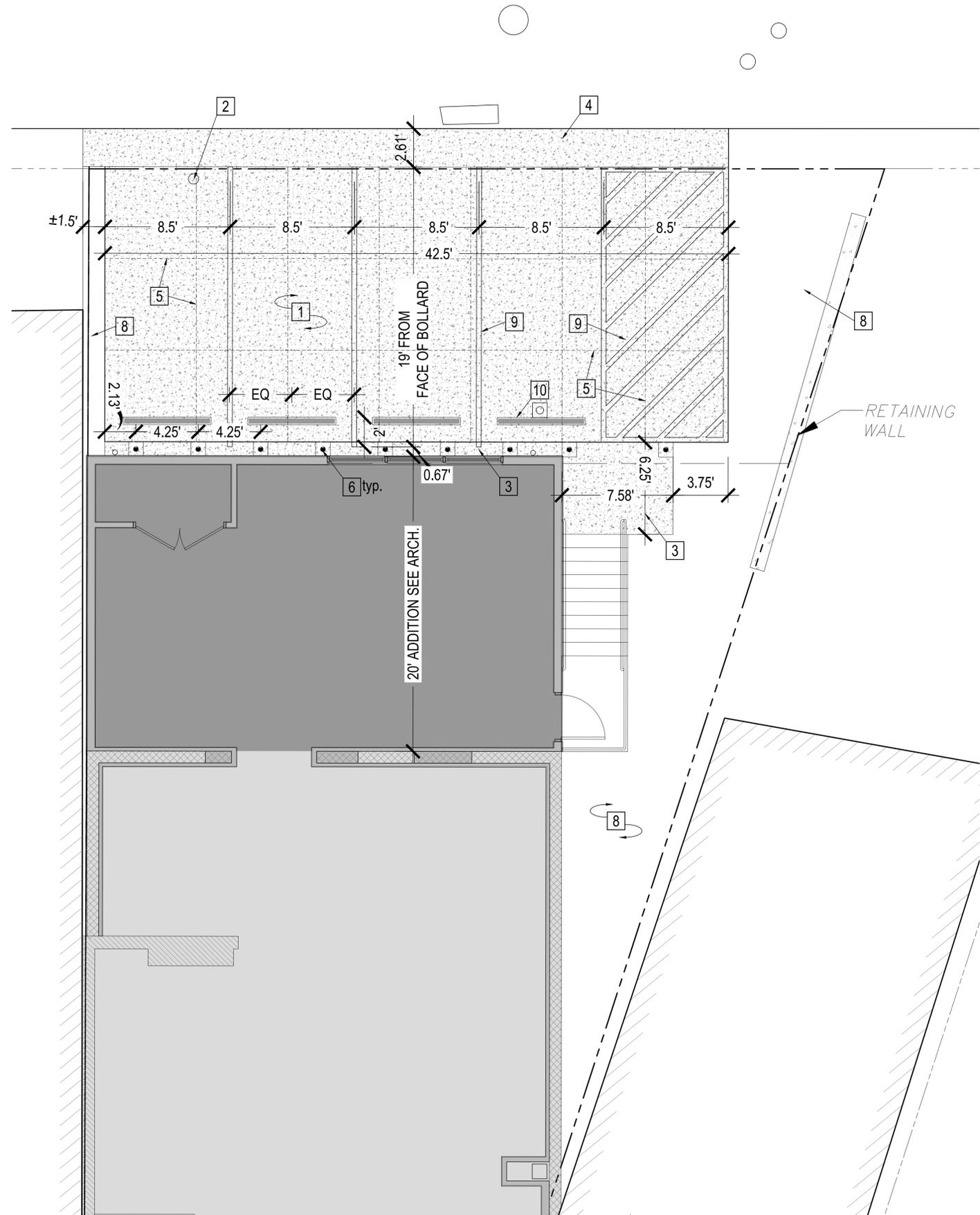
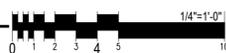
LAYOUT KEY:

- 5" CONCRETE PAVING (dfl 1/C501)
- ADJUST TOP ELEVATION (see C103)
- 4" CONCRETE WALK (dfl 2/C501)
- CONCRETE TRANSITION (dfl 3/C501)
- TYP. EXTERIOR JOINT (dfl 4/C501)
- BOLLARD, 9 total (dfl 5/C501)
- RELOCATED BIKE RACK, (dfl 8/C501) INSTALL PER CITY OF PITTSBURGH REQ'MENTS
- LANDSCAPING (see C105)
- 4" PAINTED PARKING STRIPE - STANDARD (WHITE)
- CURB STOP, 4 total, SEE SPECIFICATIONS



2 ENTRANCE LAYOUT ENLARGEMENT (BUTLER STREET)

1/4"=1'-0"



3 REAR LAYOUT ENLARGEMENT (MULBERRY WAY)

1/4"=1'-0"



**LARSON
• KARLE
ARCHITECTS**

Warren
3 Farm Colony Drive • Warren, PA 15085
814 • 728 • 6010
Pittsburgh
1601 Marys Ave., Suite 205-B • Pittsburgh, PA 15215
412 • 954 • 1553
Erie
1948 W. 28th St., Suite 38 • Erie, PA 16508
814 • 853 • 7807

PRELIMINARY
Dec 07, 2020
NOT FOR CONSTRUCTION USE

OWNER QA/QC

ADDENDUMS

No.	Date	Name



Project



LAWRENCEVILLE BRANCH
3709 BUTLER STREET
PITTSBURGH, PA 15201

Title
SITE LAYOUT PLAN

Date
DECEMBER 17, 2020

Project Number
20026

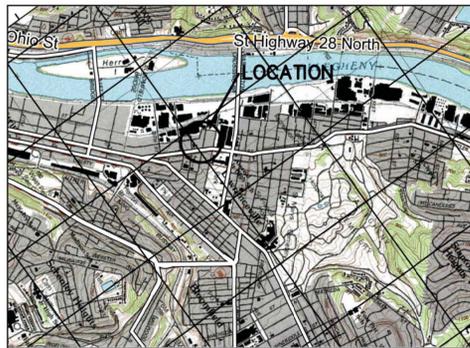
Drawn By
DAS

Sheet Number

C102

ARCHITECTURE • INTERIOR DESIGN
LANDSCAPE ARCHITECTURE • SPACE PLANNING

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Project Location Map
PITTSBURGH EAST, PA USGS Quadrangle
(1"=2000')

Chicago Title Insurance Company
Title Commitment Number: PIT193397
Effective Date: 11/07/2019

Schedule BII Exceptions

- Right of way from Morry Hoffman Agency, Inc. to Bell Telephone Company of Pennsylvania dated April 13, 1992 and recorded in Deed Book Volume 8696, page 209. NOT PLOTTABLE - ENTRANCE FACILITIES
- Lease from Janice Webb Donatelli to The Artemis Group, LLC, (also designated as The Artemis Collective, LLC) as evidenced of Memorandum of Commercial Lease dated March 15, 2012 and recorded in Deed Book Volume 14840, page 427. NOT PLOTTABLE - LEASE AGREEMENT
- Company does not insure the strip of land along the southeasterly line of property which was claimed by adverse possession as more fully recited in Deed Book Volume 8554, page 330. PLOTTED

811 CALL SERIAL NO.
20200781548

As Recorded Description
Janice W. Donatelli & Jeffrey F. Smith
Deed Volume 11569, Page 596

ALL that certain lot or piece of ground situate in the 6th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 26 and the Northeastly foot of Lot No. 25 in the Peter Dravo's Plan of Lots, of record in the Recorder of Deeds office of the County aforesaid in Plan Book Volume 1, page 194, having been formerly in Plan Book Volume 1, page 353, and being more particularly bounded and described as follows:

BEGINNING on the Northwesterly line of Butler Street, 83 feet Northwesterly along the Northwesterly line of Butler Street from its intersection with the Northeastly line of 37th Street;

thence Northeastwardly along the Northwesterly line of Butler Street, 22 feet to the Southwesterly line of the property now or formerly of C. Edward Snyder;

thence Northwesterly along the Southwesterly line of Mulberry Way;

thence Southwestwardly along the Southeastly line of Mulberry Way, 54.32 feet to a point, said point being distant 83 feet Northeastwardly from 37th Street;

thence Southeastwardly and parallel with the Northeastly line of 37th Street, 100 feet to the Northwesterly line of Butler Street at the place of beginning.

BEING designated as Block No. 49-J, Lot 97 in the Deed Registry Office of Allegheny County.

ZONING REQUIREMENTS

ZONING DISTRICT
LNC - Local Neighborhood Commercial District

MINIMUM LOT AREAS

Size: 0
Maximum Floor Area Ratio: 2:1
Maximum Lot Coverage: 90%

YARD SETBACKS

Minimum Front Setback: None Required
Minimum Rear Setback: Twenty (20) Feet
when not adjacent to a way
when adjacent to a way
Minimum Exterior Sideyard Setback: None Required
Minimum Interior Sideyard Setback: None Required

HEIGHT
Maximum Height: Forty-Five (45) Feet (not to exceed Three (3) stories)

Surveyor's Certification:

To: Chicago Title Insurance Company,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,4,5,6a,6b,7a,8,11,13, and 19 of Table A thereof. The field work was completed on March 10th, 2020.

Date: _____ Signed: *Brad L. Goodballet*
Brad L. Goodballet, PLS
Registration No. SU056899

ALTA/NSPS Notes:

- Land Field Survey performed on Parcel 0049-J-00097-0000-00, 3709 Butler Street, Pittsburgh, PA, 15201 recorded in Allegheny County, PA Deed Book 11569 Page 596, by Larson Design Group on March 10, 2020.
- Butler Street, 37th Street, 38th Street, and Mulberry Way rights-of-way were obtained from the Peter Dravo's Plan of Lots, of record in the Recorder of Deeds Office of the County aforesaid in Plan Book Volume 1, Page 194.
- The property is located Within Zone X per the Federal Emergency Management Agency flood mapping according to Community Panel Number 42003 C035 4H (Effective Date September 26, 2014). The site is determined to be outside the 0.2% chance of annual flooding.
- Vertical Datum = NAVD 88 established by GPS
- Bearings shown hereon are based on Pennsylvania South Zone State Plane NAD83 Coordinate System as determined by GPS.
- The "Surveyed Premises" has frontage along Butler Street, a public street.

UTILITIES

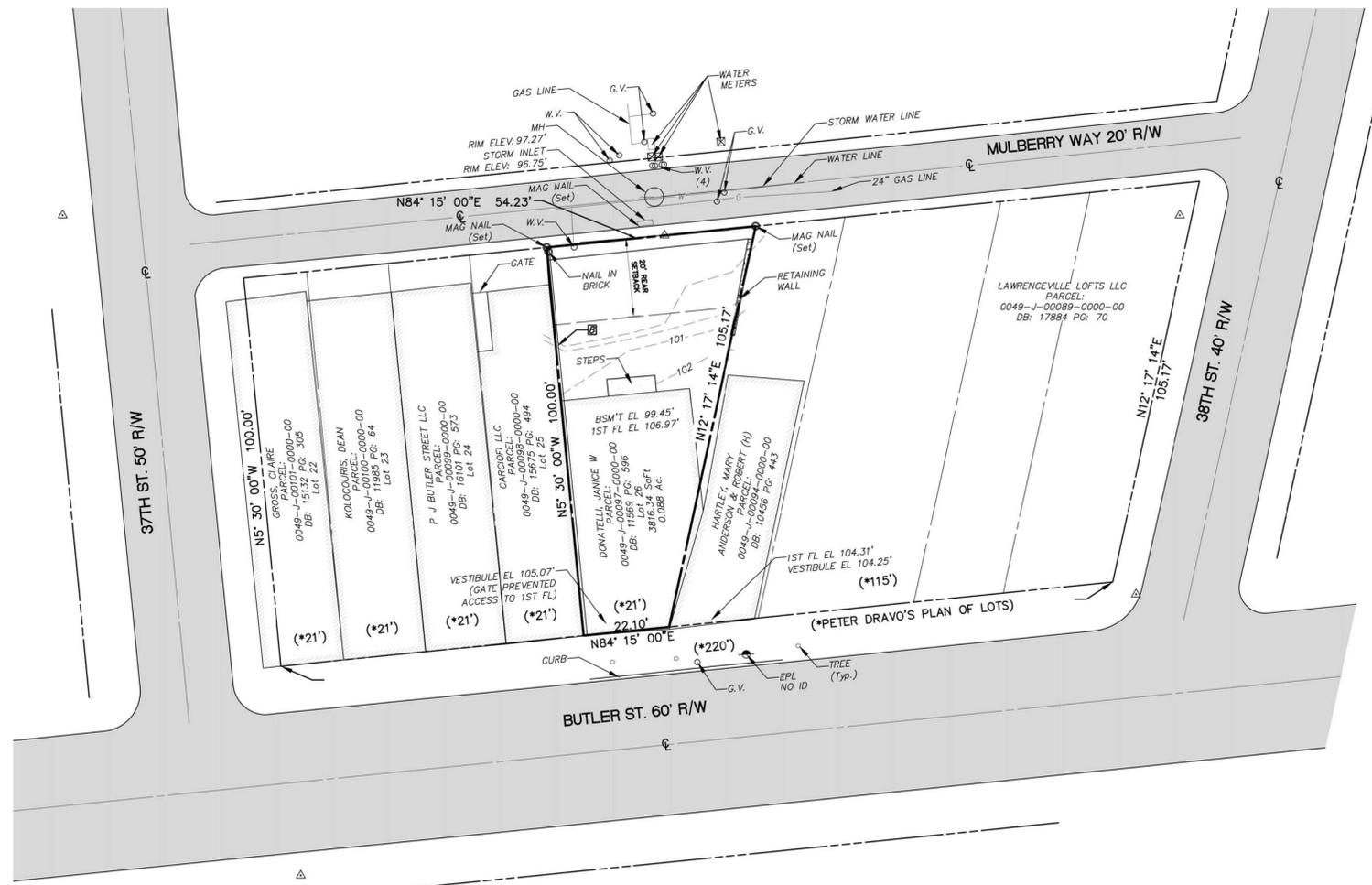
Duquesne Light Company
412-393-7300

Peoples Gas
800-764-0111

PWSA (Pittsburgh Water and Sewer Authority)
412-255-2423

LEGEND

RIGHT-OF-WAY LINE	---
EASEMENT LINE	---
CONTOUR LINE	---1400---
CENTER LINE OF ROAD	---
BUILDING SETBACK	---
BUILDING LINE	---
FENCE LINE	---
EDGE OF PAVEMENT	---
EDGE OF GRAVEL/STONE	---
CONCRETE CURB	---
CONCRETE/SIDEWALK	---
SIGN	---
BENCHMARK	---
DITCH/SWALE	---
DRAINAGE LINE, MANHOLE & CB	---
SANITARY SEWER & MANHOLE	---
WATER MAIN & VALVE	---
SEWER FORCE MAIN	---
GAS MAIN & VALVE	---
UNDERGROUND ELECTRIC	---
UNDERGROUND CABLE TV	---
OVERHEAD UTILITIES & POLE	---
UNDERGROUND TELEPHONE	---
GUIDE RAIL	---
BEARING / DISTANCE PER THIS SURVEY	S11° 11' 59"W 293.73'
RECORD BEARING / DISTANCE	(N9° 36' 32"E) (301.079')
GRAVEL / CRUSHED STONE	---
BITUMINOUS PAVEMENT	---



NO.	DATE	ISSUE / REVISIONS
1	07/29/2020	REVISED TOPOGRAPHY
2	09/23/2020	ADDITION SURVEY
3	03/10/2020	ADDITIONARY COMMENTS

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter or item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2019, Larson Design Group.



ALTA / NSPS LAND/TITLE SURVEY
3709 BUTLER STREET
CITY OF PITTSBURGH, COUNTY OF ALLEGHENY
COMMONWEALTH OF PENNSYLVANIA

ROBERT W. SAUNDERS
1520 4TH AVENUE, SUITE 300
SEATTLE, WA 98101
PHONE 206-267-1900

Larson Design Group • Architects Engineers Surveyors
300 South Shoreline Lane • Suite 202
Broomfield, CO 80002
PHONE 724-435-7020, TOLL FREE 877-323-6603
FAX 724-435-2394 • www.larsondesigngroup.com

