

WILLIAM PEDUTO  
MAYOR



KARINA RICKS  
DIRECTOR

April , 2021

President and Members  
City Council  
City of Pittsburgh

**RE: 57 S. 16<sup>th</sup> STREET  
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 57 S.16th Street in the 17<sup>th</sup> Ward, 3<sup>rd</sup> Council District, as shown on the attached plan. A copy of the request is also attached.

TERES DOMUS XIV LLC, is proposing to install, a set of entry stairs to an existing building.

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

October 28, 2020

Karina Ricks, Director  
Department of Mobility and Infrastructure  
414 Grant St.  
Pittsburgh, PA 15219

**Re: 57 South 16<sup>th</sup> St. – Encroachment Permit Application Submission**

Karina,

This proposed renovation project being submitted, located at 57 South 16<sup>th</sup> St. (South Side) will consist of interior and exterior alterations to an existing 2-Unit Dwelling, including the addition of 2 entry landings which will extend into the existing sidewalk area along Muriel St. These landings will replace two deteriorated landings that currently exist, but will be relocated to accommodate new entry points to each Unit. Due to the existing elevation difference between the first floor of each unit and sidewalk grade, and the Zero Lot Line construction of the existing building these entry landings are necessary to provide access to these units.

In order to maintain an accessible route along the sidewalk, around the new entry locations, we are proposing to reconfigure 2 existing planter areas that border Muriel St. along the curb side of the sidewalk. As shown on the attached drawings, there will be no reduction in total planter area, only minor relocation.

This project has recently been reviewed and approved by The Zoning and Development Review Division under File #DCP-ZDR-2020-07833.

This project was submitted for a Building Permit on 28-Oct, 2020 under File #BP-2020-17734 and is awaiting review by PLI

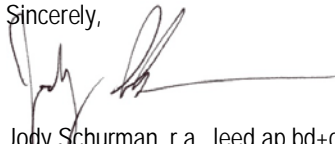
Included in this Encroachment Permit submission, please find the following files:

- Cover Letter
- Existing Certificate of Occupancy
- Stamped and Signed Site Plan identifying the scope of work being performed and existing conditions in the R.O.W.
- Dimensioned drawings identifying scope of encroachment along with profile details

Since the Existing building will remain, and covers the entire site (0 lot line construction on all sides) we respectfully request a waiver on the Statement of Metes and Bounds that is required via the OneStop portal.

Please feel free to contact myself via the OneStop Portal, or email/phone if you have any questions or comments.

Sincerely,



Jody Schurman, r.a., leed ap bd+c  
Lab8 Designs  
412-586-7081, [jschurman@lab8designs.com](mailto:jschurman@lab8designs.com)

Cc: Mr. Don Berman, [dberman@hrtms.com](mailto:dberman@hrtms.com)



# CITY OF PITTSBURGH

## Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

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

Date NOVEMBER 30, 2020

Applicant Name LAB18 DESIGNS, INC.

Property Owner's Name (if different from Applicant) TERES DOMUS XIV, LLC

Address 57 SOUTH 16TH ST.

Phone Number: 412-449-9373 Alternate Phone Number: \_\_\_\_\_

Location of Proposed Encroachment: MURIEL ST. SIDE OF PROPERTY (SIDEWALK)

Ward: 17 Council District: 3 Lot and Block 12-E-122

What is the properties zoning district code? 17 (zoning office 255-2241)

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

Width of Existing Right-of-Way (sidewalk or street): 9'-6" (Before encroachment)

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

Width of Proposed Encroachment: 3'-6"

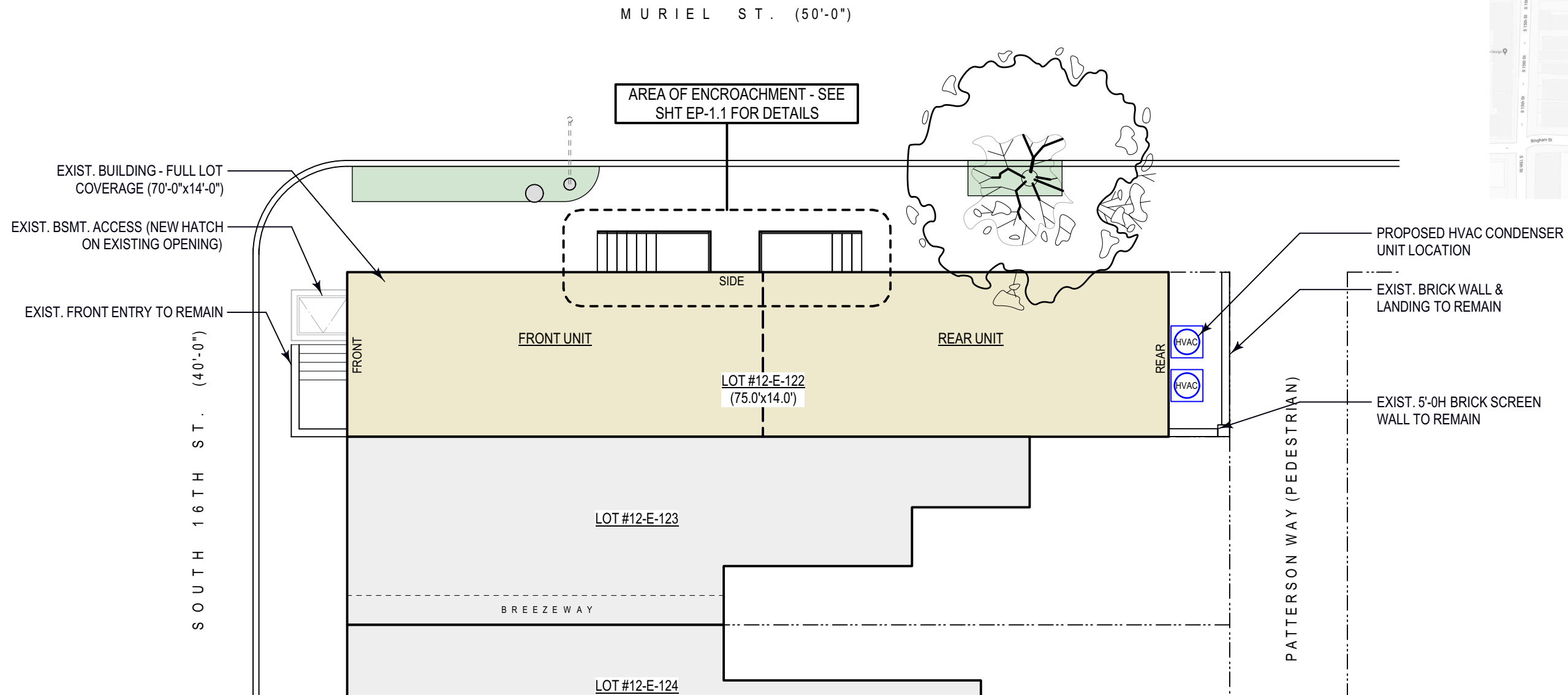
Length of Proposed Encroachment: 9'-8" & 8'-8" (2 SETS OF ENTRY STAIRS)

Number of feet the proposed object will encroach into the ROW: 3'-6"

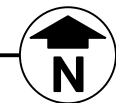
Reason for application: REPLACE/RELOCATE MURIEL ST. ENTRY ACCESS STAIRS TO RESIDENTIAL UNITS BEING RENOVATED.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*\*\*PLEASE ATTACH ALL ADDITIONAL INFORMATION\*\*\***



**2** SITE PLAN  
Scale: 1" = 10'-0"



**2-Family Residence Development – 57 South 16th St..**

Alterations to An Existing 2-Family Residence In The Southside Neighborhood:

- Existing Non-Conforming Use (2-Family Dwelling In Single Family Zoning District)
- Existing Non-Conforming Structure (Lot Size, Rear setback)
- Front Unit - 2 BR, 2.5 Baths, Roof Deck
- Rear Unit - 1 Bedroom, 1.5 Baths, Roof Deck

**City of Pittsburgh Zoning Information – 57 South 16th St.**

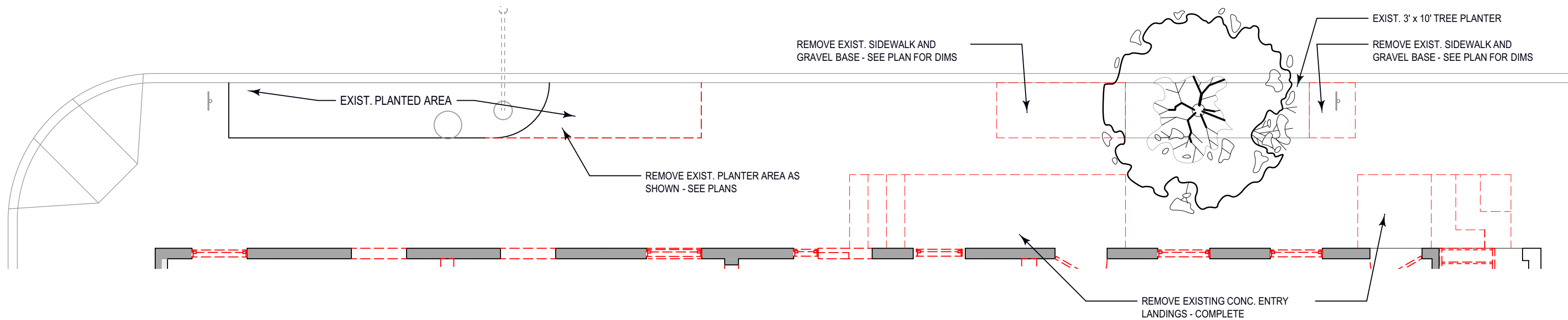
Zoning District – R1A-VH (Single Unit Attached Residential, Very High Density) - Contextual Setbacks and Building Heights are allowed to be utilized

**Site Development Standards – R1A-VH District:**

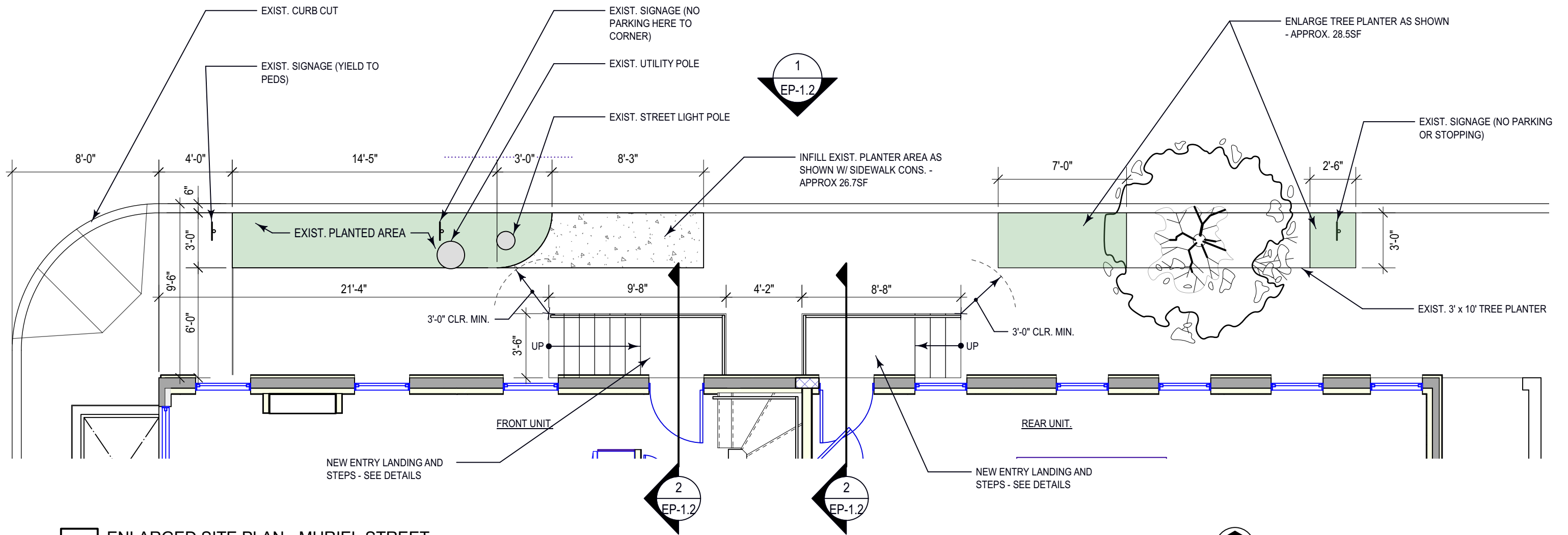
Min. Lot Size	1200sf (Existing Non-Conforming Lot-1,050sf)
Min. Lot Size per Unit	400sf (Existing - 525sf per Unit)
Min. Front Yard Setback	5ft. (0' Contextual Setbacks can apply for Primary Use)
Min. Rear Setback	15ft
Min. Exterior Sideyard Setback	5ft (3'-0" for contextual sideyard 925.06C)
Min. Interior Sideyard Setback	0ft (per 903.03.E.2)
Max. Height	40 ft. (not to exceed 3 stories)

**1** ZONING CODE SUMMARY

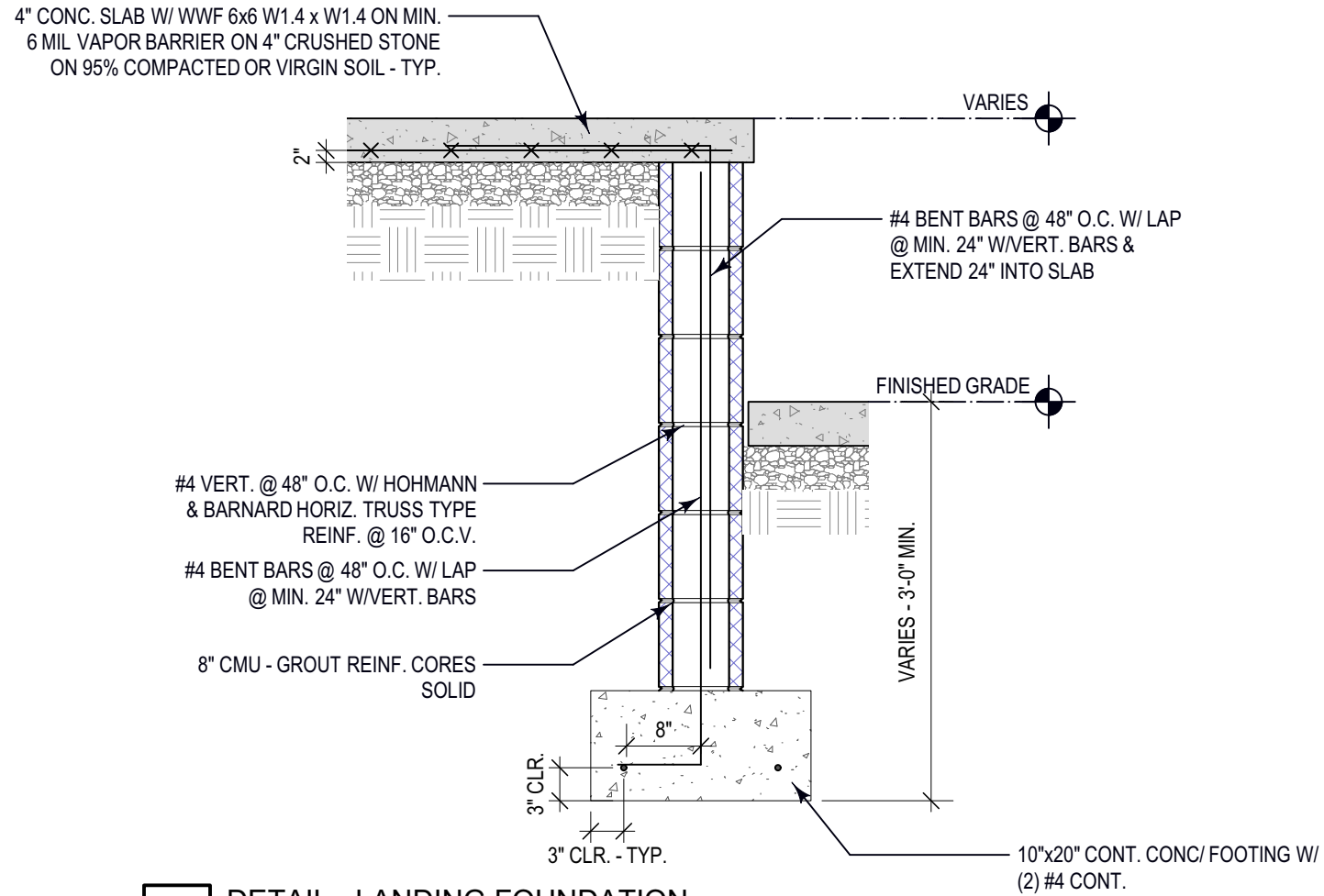




**2** ENLARGED SITE DEMOLITION PLAN - MURIEL STREET  
Scale: 3/16" = 1'-0"



**1** ENLARGED SITE PLAN - MURIEL STREET  
Scale: 3/16" = 1'-0"



**2** DETAIL - LANDING FOUNDATION  
Scale: 3/4" = 1'-0"



**1** PARTIAL ELEVATION - UNIT ENTRY LANDINGS  
Scale: 1/8" = 1'-0"



**Chuck Van Eman, PE**  
*Engineering*

2841 New Beaver Avenue Pittsburgh PA 15233 | Mail Drop N3-AM  
Tel 412-393-8867 | Email: [cvaneman@duqlight.com](mailto:cvaneman@duqlight.com)

**VIA EMAIL: [dberman@hrtms.com](mailto:dberman@hrtms.com)**

**Re: 57 South 16<sup>th</sup> – Encroachment Plan**

Dear Don Berman:

Duquesne Light has field 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.

Please note, the PA One Call process must be followed.

Sincerely,

**Chuck Van Eman, PE**

*Supervisor, Distribution Engineering  
Engineering*

412.393.8867 (office)

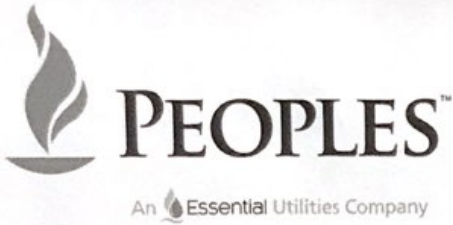
[cvaneman@duqlight.com](mailto:cvaneman@duqlight.com)

Duquesne Light Company  
2825 New Beaver Ave. Pittsburgh, PA 15233  
[DuquesneLight.com](http://DuquesneLight.com)



**cc:** Chris Kovach





Janice Saltzman  
TEL 412.258.4669  
MOBILE 412.580.9744  
[jsaltzman@peoples-gas.com](mailto:jsaltzman@peoples-gas.com)

February 18, 2021

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

RE: Encroachment at Corner of Muriel and 16<sup>th</sup> Streets  
Block and Lot 12-E-122  
17<sup>th</sup> Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request we received from Teres Domus XIV regarding the installation of stairs within the sidewalk area of the public right of way at the above-referenced location.

Based on the drawings provided to Peoples, the proposed stairs do not interfere with our gas facilities in this area.

Peoples has no objection to the existing encroachment.

Sincerely,

Janice Saltzman  
Land Department





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/16/2020

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 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).

<b>PRODUCER</b> BUETTNER INSURANCE AGENCY, INC PO BOX 278 115-117 JOHNS STREET JOHNSTOWN PA 15907		<b>CONTACT NAME:</b> BOB CLARK <b>PHONE A/C, No,</b> (814)536-3511 <b>E-MAIL ADDRESS:</b> buettnerins@atlanticbnn.net <b>PRODUCER CUSTOMER ID:</b>		<b>FAX A/C, No:</b> (814)536-5450
<b>INSURED</b> THOMAS HOLKO HOLKO HOME IMPROVEMENTS 484 NORTON STREET PITTSBURGH PA 15211		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: EVERETT CASH MUTUAL INSURANC CO INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		<b>NAIC #</b> 17043

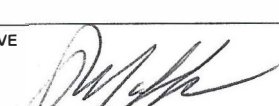
**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ-ECT <input type="checkbox"/> LOC	X		SCP100967	12/22/2019	12/22/2020	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000						
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
							\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS OTHER
							E. L. EACH ACCIDENT \$
							E. L. DISEASE - EA EMPLOYEE \$
							E. L. DISEASE - POLICY LIMIT \$

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

**CERTIFICATE HOLDER****CANCELLATION**

ADDITIONAL INSURED: CITY OF PITTSBURGH 412 GRANT STREET 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 
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