

WILLIAM PEDUTO
MAYOR




KARINA RICKS
DIRECTOR

MEMORANDUM

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

From: Director Karina Ricks
Jen Massacci
Date: July 7, 2021
Re: Encroachment Permit

 Jeff Skalican, Deputy Director

We have a request for an encroachment permit at 5743 Walnut Street, in the 7th Ward, 8th Council District, as shown on the attached plan. A copy of the request is also attached.

ACR WALNUT LP, is proposing to install an ADA accessible ramp, as an entry to the side of the building. The intent for this encroachment permit and for this project is to create a new community establishment for the neighborhood of Shadyside. We are working to create a Bakery and Café that serves the local community throughout the mornings and afternoons.

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

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

July , 2021

President and Members
City Council
City of Pittsburgh

**RE: 5743 Walnut Street
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 5743 Walnut Street, in the 7th Ward, 8th Council District, as shown on the attached plan. A copy of the request is also attached.

ACR WALNUT LP, is proposing to install an ADA accessible ramp, as an entry to the side of the building. The intent for this encroachment permit and for this project is to create a new community establishment for the neighborhood of Shadyside. We are working to create a Bakery and Café that serves the local community throughout the mornings and afternoons.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey Skalican".

Jeffrey Skalican for Karina Ricks, Director
Deputy 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: 06/23/2021

Applicant Name: Lucas Bartosiewicz

Property Owner's Name (if different from Applicant): Keane George

Address: 5743 Walnut Street, Pittsburgh Pa 15232

Phone Number: (412)-889-9933 Alternate Phone Number: (412)-618-8383

Location of Proposed Encroachment: Maryland Ave Side of Building - Sidewalk

Ward: 7th Council District: 8th Lot and Block: 084-N-282

What is the properties zoning district code: R-2M (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- 2021-07494

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

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

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

Width of Proposed Encroachment: 14'-6"

Length of Proposed Encroachment: 6'-0"

Number of feet the proposed object will encroach into the ROW: 6'-0"

Description of encroachment: Proposed Aluminum ADA Accessable Ramp Entry to Building

Reason for application:

- For this project we intend to install a metal ADA accessible ramp as an entry to the side of the building, Ultimately, we want to improve the safety and wellbeing of the neighborhood as well as make some money, and this is a vital piece to make the building safer.

Letter To DOMI ROW Director

Date June 14, 2021

To: City of Pittsburgh
Department of Mobility & Infrastructure
City County Building | Room 301
414 Grant Street
Pittsburgh PA, 15219

Tel:
Email:

Project: Georgie's Corner Café
5743 Walnut Street

From: Lucas Bartosiewicz
VERGILdv + Hegnes Design LLC
4311 Butler St
Pittsburgh, Pa 15201

Tel: 412.889.9933
Email: lucas@vergildv.com

Regarding: DOMI-EN-2021-07302

Enclosures /
Attachements Permit Comment Responses

To whom it may concern,

Our intent for this encroachment permit and for this project is to create a new community establishment for the neighborhood of Shadyside. We are working to create a Bakery and Café that serves the local community throughout the mornings and afternoons.

For this project we intend to create an ADA accessible ramp as an entry to the side of the building which is detailed out in our Site Plan as well as a detailed drawing of the ramp construction which have both been submitted with this application.

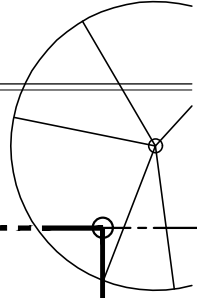
Ultimately, we want to improve the safety and wellbeing of the neighborhood as well as make some money, and this is a vital piece to make the building safer.

Sincerely

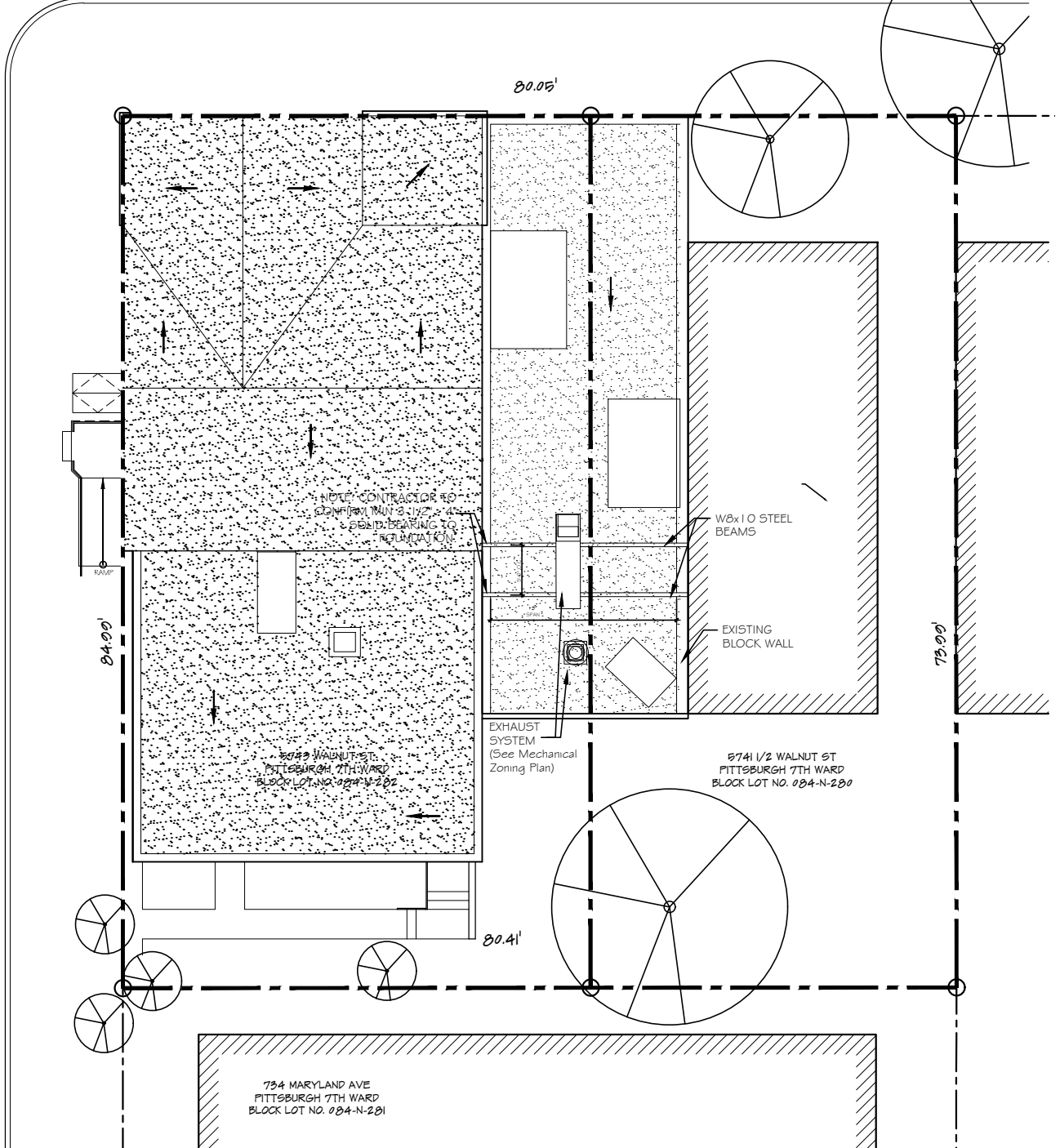


Lucas P. Bartosiewicz
Founder + President

WALNUT STREET - 30'



MARYLAND AVE - 30'



5743 WALNUT STREET

CAFE BUILD OUT

SITE PLAN

SCALE: 1/16" = 1'-0"

PROJECT NO. 20-08

SHEET NO.

DATE 05-14-21

VERGILDV

- SEE YOUR DREAM -

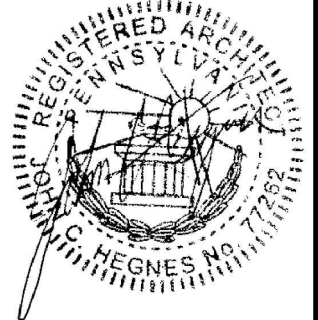
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PITTSBURGH, PA 15201
T - 412.889.9933
Lucas@VERGILdv.com

HEGNES DESIGN LLC.
ARCHITECT

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PITTSBURGH PA. 15215
T - 412.784.8590
F - 412.784.8591
John@HegnesDesign.com





THE FARMERS FIRE Insurance Company

➔ www.FarmersFire.com • York, Pennsylvania ➔

DECLARATION

Date Prepared: 11/13/2020

POLICY NO: 10-2020-114019 TERM: 2020-2021 TYPE: Commercial Package

Mail To:

GEORGIES CORNER CAFE
5743 WALNUT ST
PITTSBURGH, PA 15232

Your Agent:

(#10617)

E J Bartosiewicz Agency
4311 Butler St
Pittsburgh, PA 15201-3009
Phone: (412) 683-0220

Term Effective Date:

11/06/2020, 12:01AM Standard Time

Term Expiration Date:

11/06/2021, 12:01AM Standard Time

Effective Date:

11/06/2020, 12:01AM Standard Time

Named Insured:

Georgies Corner Cafe
5743 Walnut St
Pittsburgh, PA 15232

Payor:

Georgies Corner Cafe
5743 Walnut St
Pittsburgh, PA 15232

Premium for Policy term

\$ 1,251.00

Premium calculated for all locations. Subsequent payments will be due each year prior to renewal based on rates in effect at that time. We will provide the insurance described in this policy in return for the premium and compliance with all applicable policy provisions.

President / CEO

Vice President / Corporate Secretary

THE FARMERS FIRE

Insurance Company

Policy: 10-2020-114019 Term: 2020-2021
Type: Commercial Package Declaration

POLICY COVERAGE

Property Coverages	Premium
Equipment Breakdown Coverage	\$ 103.00
Equipment Breakdown: Include	Equipment Breakdown Deductible: \$2,500

Liability Coverages	Limit
Liability Coverage	\$ 1,000,000 Per Occurrence / \$ 2,000,000 Policy Aggregate
Products Liability Coverage: Included, at Aggregate Limit	Fire Legal Liability Limit: \$50,000
Personal Advertising Injury: Included, at Occurrence Limit	Liability Deductible: \$0
Medical Payments	\$ 5,000 Medical Payments Limit

Policy Coverage is subject to the following forms and endorsements:

CMEBC 03/19

COVERAGE FOR: 5743 WALNUT ST, PITTSBURGH, PA 15232

THE FARMERS FIRE

Insurance Company

Policy: 10-2020-114019 Term: 2020-2021
 Type: Commercial Package Declaration

Property Coverages	Limit	Premium
Business Property Coverage	\$ 100,000	\$ 384.00
Deductible: \$1,000	Coverage Form: Special Perils	
Loss Settlement: Replacement Cost	Coinsurance: 100%	
Vandalism: Include	Inflation Guard: None	
Theft: Do Not Include	Burglary Protection / Watchperson: None	
Alarm System: Central Station (with keys)		
Restaurant Enhancement Endorsement		\$ 190.00
Spoilage Coverage: \$1,000 Limit with \$250 Deductible	Water Backup and Overflow Coverage: \$3,000 Limit with \$500 Deductible	
Outdoor Signs: \$2,500 Limit with \$250 Deductible	Money and Securities Coverage: \$2,000 Limit with \$250 Deductible	
Accidental Discharge of Fire Suppression Systems: \$2,500 Limit	Lock Replacement Coverage: \$2,500 Limit	
Food Spoilage Coverage	\$ 1,000	\$ 27.00
Deductible: \$250	Power Disruption: Yes	
Breakdown & Contamination: Yes	Under Service Agreement: No	
Business Income Coverage	\$ 10,000	\$ 52.00
Coverage Option: Earnings, Rents & Extra Expense	Rate Type: Monthly Limitation	
Monthly Limitation: 1/4	Inflation Guard: None	
Monies & Securities Coverage	\$ 2,000 On Premises / \$ 2,000 Off Premises	\$ 154.00
Deductible: \$250		
Glass Coverage - Windows		\$ 47.00
Deductible: \$100	Square Feet of one Window: 70	
Number of Windows: 1		
Policy Discount		\$ -128.00

Liability Coverages	Premium
Owners, Landlords, & Tenants Liability	\$ 249.00
Square Feet: 1,205	Exposure Class: Deli / Coffee Shops
Products Liability	\$ 180.00
Gross Sales: 60,000	Exposure Class: Deli / Coffee Shops
Assault and Battery Exclusion	\$ -7.00

Property Details	5743 Walnut St Subtotal: \$ 1,148.00	
Building Square Footage: 1205	Insured's Interest: Non-Owner	Package Type: Service
Construction: Masonry / Joist	Protection: Protected	County Code: Allegheny (002)
Building Sprinkler System: No	Automatic Fire Extinguishing System: Yes	1. Property Description: COFFEE SHOP

THE FARMERS FIRE Insurance Company

Policy: 10-2020-114019 **Term:** 2020-2021

Type: Commercial Package Declaration

5743 Walnut St is subject to the following forms and endorsements:

CL 0124 01 01	CL 0605 01 15	CL-100 1.0	CL-300 1.0	CMEBCS 03.19	CP 0607 10 08	CP 0619 11.01
CP-1 1.0	CP-100 1.0	CP-12 1.0	CP-169 1.0	CP-601 2.0	CP-605 1.0	CP-614 1.0
CP-70 1.0	CP-85 1.0	CR-100 07/88	CR-304 07/88	FF GB 08 13	FF RT PK 03 17	GL 0950 12/99
GL-100 01/87	GL-102 08/88	GL-890 1.0	GS-200 3.0	ML 120 4 81	RGLAB 09/05	