

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

To: Director Chris Hornstein - Public Works
Director Sarah Kinter - PLI
Director Margaret Lanier - Finance
Anthony Bilan - Law

From: Director Karina Ricks 

CC: Jen Massacci

Date: March 1, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 5416 Butler Street, in the 10th Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

QUALITY MANAGED SERVICES LLC, is proposing to properly permit an existing set of entry steps. Kindly let us know if you have objection to this request.

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

March , 2021

President and Members
City Council
City of Pittsburgh

**RE: 5416 BUTLER STREET
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 5416 Butler Street, in the 10th Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

QUALITY MANAGED SERVICES LLC, is proposing to properly permit an existing set of entry steps that 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

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 02/05/2021

Applicant Name Holistic industries, Inc.

Property Owner's Name (if different from Applicant) _____

Address 5416 Butler Street, Upper Lawrenceville, Pittsburgh, PA

Phone Number: (412) 552-9943 Alternate Phone Number: _____

Location of Proposed Encroachment: south side of Butler Street between 54th/55th Street

Ward: 10 Council District: 7 Lot and Block 119-S-101

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

Planning/Zoning Case OneStop Number (if applicable) ZDR-2019-07309

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

Width of Existing Right-of-Way (sidewalk or street): 11.78' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 105' (Before encroachment)

Width of Proposed Encroachment: 1.33'

Length of Proposed Encroachment: 3.92'

Number of feet the proposed object will encroach into the ROW: 1.33'

Description of encroachment: the existing step of the reserved entrance way into the building.

Reason for application:

Holistic's proposed use of the property is for a Medical Marijuana Dispensary. The project received special exception approval in February. All curb and sidewalk along the property frontage will be replaced. This encroachment application is for the existing step in the sidewalk.

February 26, 2021

Jennifer Massacci
Engineer Tech 3
Department of Mobility and Infrastructure
611 Second Avenue
Pittsburgh, PA 15219

**RE: Encroachment Permit (DOMI-EN-2021-00167) Utility Clearance Letter
5416 Butler Street, Pittsburgh, PA 15201
McMahon Job Number - 919367**

Dear Jennifer,

As requested, a utility conflict investigation was conducted for the encroachment of the existing building step at 5416 Butler Street. Our submission on February 5, 2021 included PA one Call response data that noted all utilities are clear for this encroachment. You did reply that day and requested we obtain clearance letters directly from each Utility. You provided a list of the utilities, contacts, and a sample clearance letter.

We immediately initiated contact to these utilities to request the clearance letters, and sent emails to each on Monday February 8, 2021. As of today, almost three business weeks, we have only received letters from Peoples Gas and PWSA, and Columbia Gas noted they have no facilities in the area. We have contacting Duquesne Light and Verizon several times and have not received anything to date. They are overhead utilities and have already noted they are clear or provided plans showing they are clear. Since overhead utilities. they have no impact on the step into the building at the sidewalk. In fact, electrical service and telecommunications enter the building via overhead connections.

We request that the encroachment be approved based on the information provided. If you have any questions please contact me.

Sincerely,



David C. DiGioia, P.E.
Senior Project Manager



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

February 26, 2021

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

RE: Encroachment in City Sidewalk
5416 Butler Street
Block/Lot 119-S-101
10th Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from McMahon Associates regarding an Encroachment Permit they are requesting for an existing step within a sidewalk at the above-referenced location.

Based on the drawings provided to Peoples, the existing step does not interfere with our gas facilities in this area.

Peoples has no objection to the proposed encroachment.

Sincerely,

Janice Saltzman
Land Department

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Executive Director
Date: February 19, 2021
Subject: Proposed Encroachment at 5416 Butler Street

The following is in response to the attached 2/8/2021 request regarding the encroachment into the sidewalk at 5416 Butler Street in the 10th 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 is a 15" combined PWSA sewerline within the area of the proposed encroachment. The applicant should place a PA One Call to ensure that the PWSA facilities are not impacted during construction. 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.

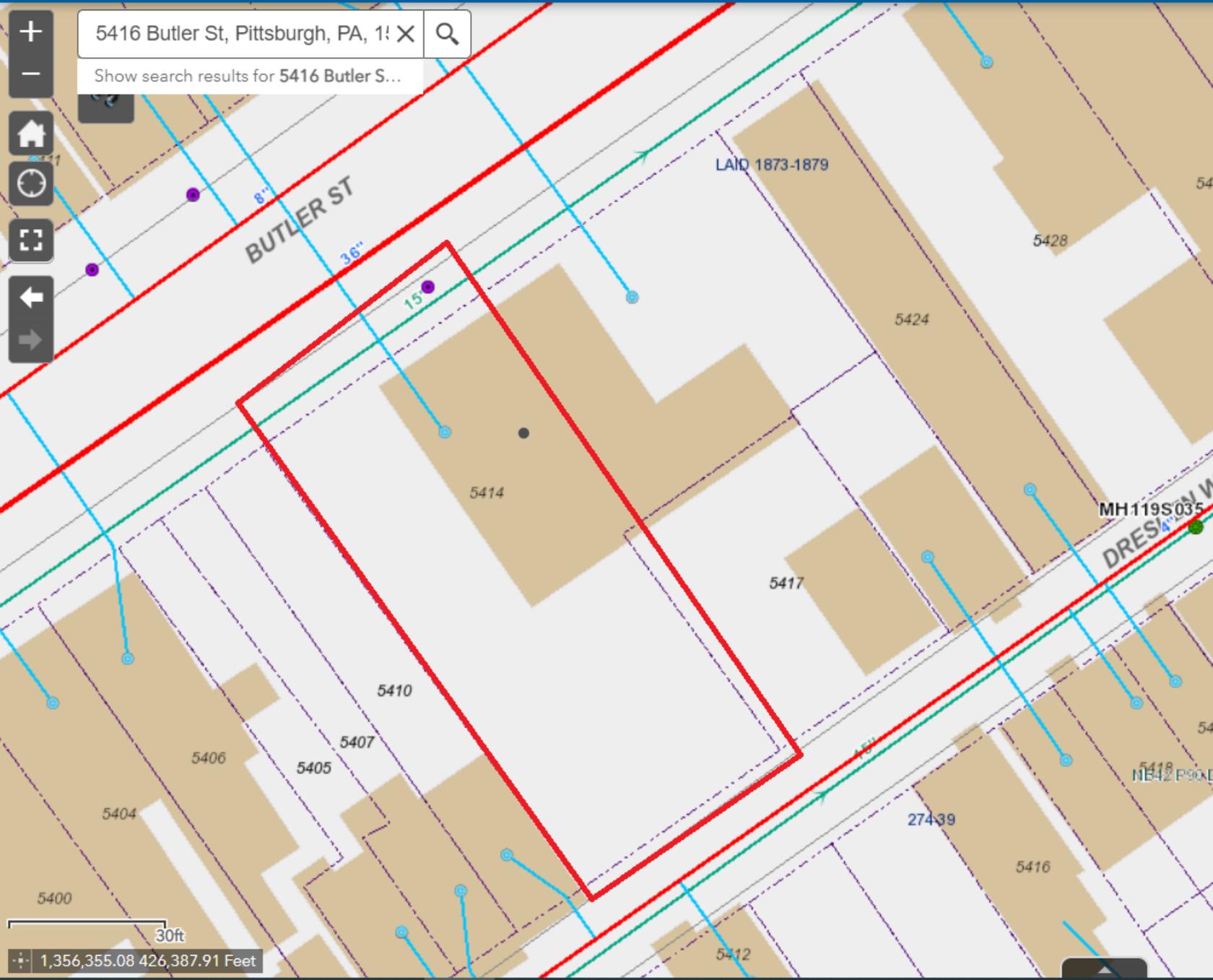
PWSA has no objection to the proposed encroachment under the conditions set forth above.

JMA

Attachment

5416 Butler St, Pittsburgh, PA, 15111

Show search results for 5416 Butler S...



30ft
1,356,355.08 426,387.91 Feet

GENERAL DATA

First Floor Commercial Occupancy 2080 GSF
 Second Floor - 2 apartment units
 #5420 (left side) 1045 s.f.
 #5414 (right side) 810 s.f.

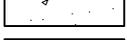
DRESDEN WAY 20'

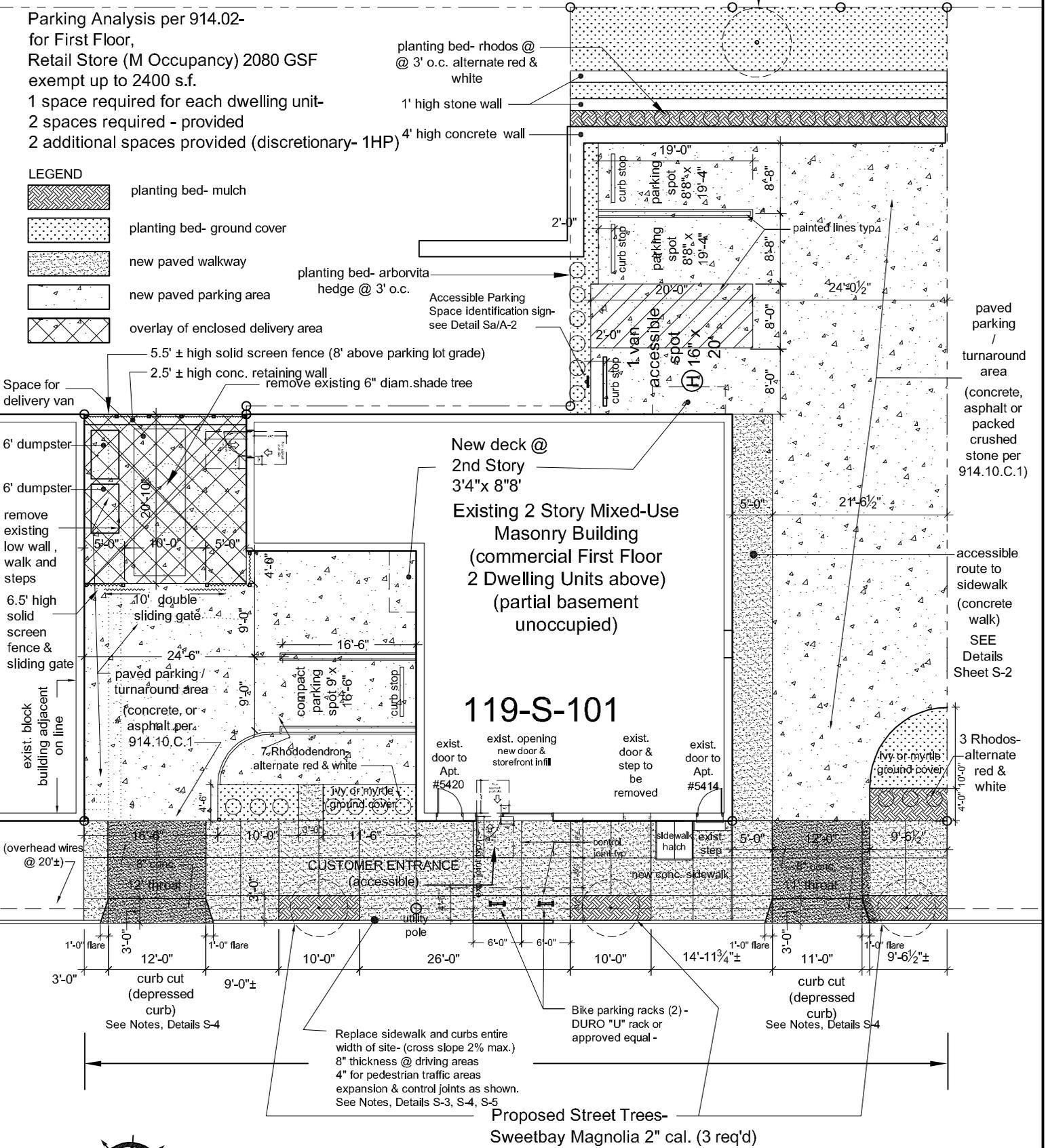
Proposed Shade tree-
 Ruby Red Horsechestnut

Parking Analysis per 914.02-
 for First Floor,
 Retail Store (M Occupancy) 2080 GSF
 exempt up to 2400 s.f.

1 space required for each dwelling unit-
 2 spaces required - provided
 2 additional spaces provided (discretionary- 1HP)

LEGEND

-  planting bed- mulch
-  planting bed- ground cover
-  new paved walkway
-  new paved parking area
-  overlay of enclosed delivery area



119-S-101

CUSTOMER ENTRANCE
 (accessible)

BUTLER ST. 50'
 (zoning LNC)

(SEE SHEET S-1 and S-2 for details of Accessibility and Bike Rack)
 (SEE SHEET S-3, S-4 and S-5 for details of Curbs and Sidewalks)

Plot Plan showing Landscaping / Parking

Quality Managed Services, L.L.C. (David Sontum, authorized representative)
 10th Ward City of Pittsburgh Allegheny County PA
 PARCEL NO. 119-S-97, 101, 102, 103, 104,
 designated as Lot 2, Quality Managed Services Plan
 recorded in D.B.V. 16521 p. 500, 15731 p. 324, 16521 p. 495
 (5414, 5416 and 5420 Butler St. Pgh PA 15210)

- REV 10-22-20
- REV 07-30-20
- REV 07-13-20
- REV 07-03-20
- REV 04-01-20
- REV 01-20-20
- 01-07-20

VAFArchitecture - Vincent A Finizio Architect vafarchitecture@aol.com

Plot -1

plot size 8.5x 14

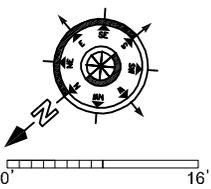




FIGURE 1

Encroachment Profile Picture with Dimensions

Holistic Industries - MMD

UPPER LAWRENCEVILLE, ALLEGHENY COUNTY, PA

MCMMAHON