

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

February , 2021

President and Members
City Council
City of Pittsburgh

**RE: 601 GRANT STREET
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 601 Grant Street in the 2nd Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

601 GRANT STREET INVESTMENT LP, is proposing to install a projecting blade sign to the existing building located at 601 Grant Street.

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

MEMORANDUM

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

From: Director Karina Ricks 

CC: Jen Massacci

Date: February 22, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 601 Grant Street in the 2nd Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

601 GRANT STREET INVESTMENT LP, is proposing to install a projecting blade sign. Kindly let us know if you have objection to this request.

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 02/22/21

Applicant Name Sign Innovation - Kristi Lucas

Property Owner's Name (if different from Applicant) 601 GRANT STREET INVESTMENT LP

Address 100 Keystone Drive, Carnegie PA 15106

Phone Number: 412-257-3235 Alternate Phone Number: _____

Location of Proposed Encroachment: 601 Grant St, Pittsburgh PA 15219

Ward: 2 Council District: 13 Lot and Block 2-A-308

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

Planning/Zoning Case OneStop Number (if applicable) ZDR-2020-04483

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

Width of Existing Right-of-Way (sidewalk or street): 12.5' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): Grant St - 80'
6th Ave - 60' (Before encroachment)

Width of Proposed Encroachment: 3'

Length of Proposed Encroachment: _____

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

Description of encroachment: sign

Reason for application:

install projecting sign



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/18/2021

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Willis Towers Watson Northeast, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	PHONE (A/C, No, Ext): 1-877-945-7378	COMPANY NAME AND ADDRESS Travelers Property Casualty Insurance Company One Tower Square Hartford, CT 06183	NAIC NO: 36161
FAX (A/C, No): 1-888-467-2378	E-MAIL ADDRESS: certificates@willis.com	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #:	SUB CODE:	POLICY TYPE Commercial Property	
NAMED INSURED AND ADDRESS 601 Grant Street Investment, LP 601 GRANT STREET Pittsburgh, PA 15219	LOAN NUMBER	POLICY NUMBER 630-9N63409A	
ADDITIONAL NAMED INSURED(S)	EFFECTIVE DATE 09/15/2020	EXPIRATION DATE 09/15/2021	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED: 02/17/2021 WITH ID: W20093777.			

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$255,817,421				DED: \$25,000
<input checked="" type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE	YES	NO	N/A	If YES, LIMIT: \$19,107,723 Actual Loss Sustained; # of months:
BLANKET COVERAGE	<input checked="" type="checkbox"/>			If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE	<input checked="" type="checkbox"/>			Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		<input checked="" type="checkbox"/>		
IS DOMESTIC TERRORISM EXCLUDED?		<input checked="" type="checkbox"/>		
LIMITED FUNGUS COVERAGE	<input checked="" type="checkbox"/>			If YES, LIMIT: \$250,000 DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)		<input checked="" type="checkbox"/>		
REPLACEMENT COST	<input checked="" type="checkbox"/>			
AGREED VALUE		<input checked="" type="checkbox"/>		
COINSURANCE		<input checked="" type="checkbox"/>		If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: Included DED:
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>			If YES, LIMIT: Included DED:
- Demolition Costs	<input checked="" type="checkbox"/>			If YES, LIMIT: \$10,000,000 DED:
- Incr. Cost of Construction	<input checked="" type="checkbox"/>			If YES, LIMIT: \$10,000,000 DED:
EARTH MOVEMENT (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: \$50,000,000 DED:
FLOOD (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: \$50,000,000 DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: \$25,000 DED:
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT: \$255,817,421 DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS			<input checked="" type="checkbox"/>	

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

CONTRACT OF SALE	LENDER'S LOSS PAYABLE	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE			
NAME AND ADDRESS City of Pittsburgh Department of Mobility & Infrastructure 611 Second Ave Pittsburgh, PA 15219			AUTHORIZED REPRESENTATIVE

© 2003-2015 ACORD CORPORATION. All rights reserved.

ACORD 28 (2016/03)

The ACORD name and logo are registered marks of ACORD

SR ID: 20736617

BATCH: 1991229

CERT: W20095471



ADDITIONAL REMARKS SCHEDULE

AGENCY Willis Towers Watson Northeast, Inc.		NAMED INSURED 601 Grant Street Investment, LP 601 GRANT STREET Pittsburgh, PA 15219	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 28 **FORM TITLE:** Evidence of Commercial Property

The Certificate Holder is included as an Additional Insured as respects the double-sided, internally illuminated projecting sign on the Grant Street/Sixth Avenue corner of the building

BERNSTEIN ■ BURKLEY

ATTORNEYS AT LAW

Blade Sign



50 Halstead Blvd.
Suite 17
Zelienople, PA 16063

Tel 724.452.8699
Fax 724.452.8629

www.signinnovation.com



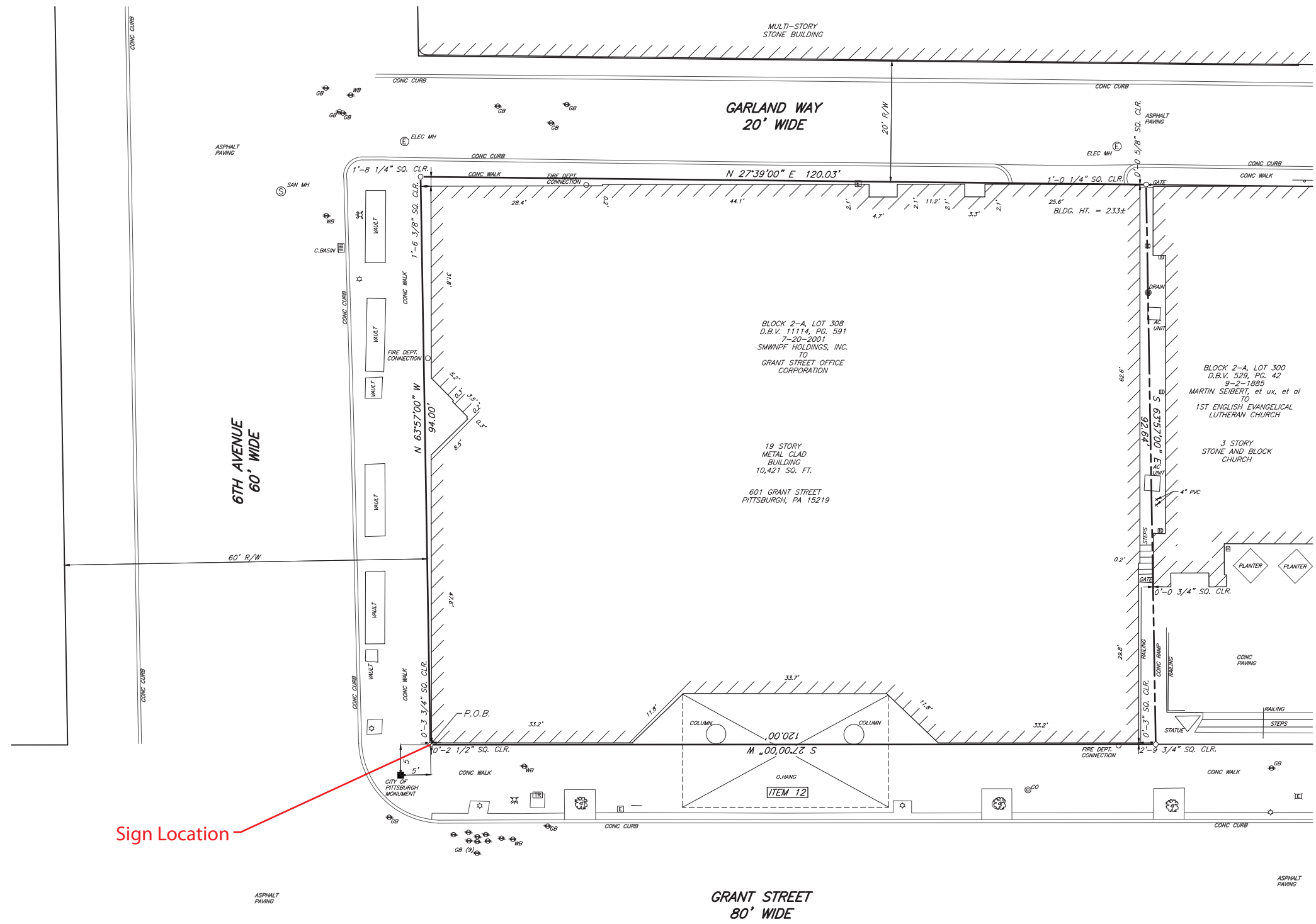
Ray Roccon, President
Ray@SignInnovation.com



- 1 Cover Page
- 2 Site Plan
- 3 Blade Sign Render
- 4 Blade Sign Details



Bernstein Burkley
601 Grant Street
Pittsburgh, PA 15219



SITE PLAN
SCALE: 1/2" = 10'-0"

SCALE IN FEET
0 10 20

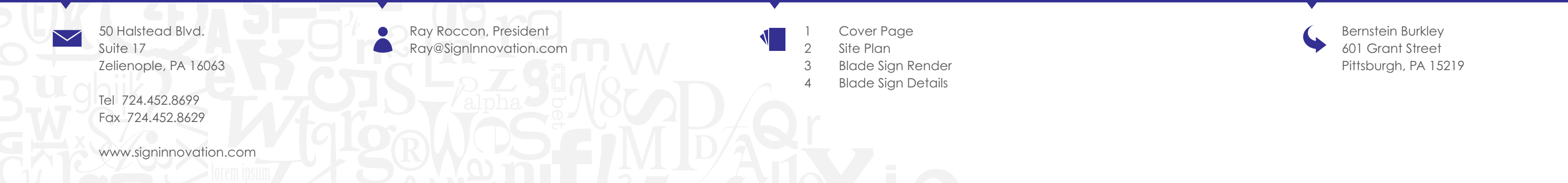


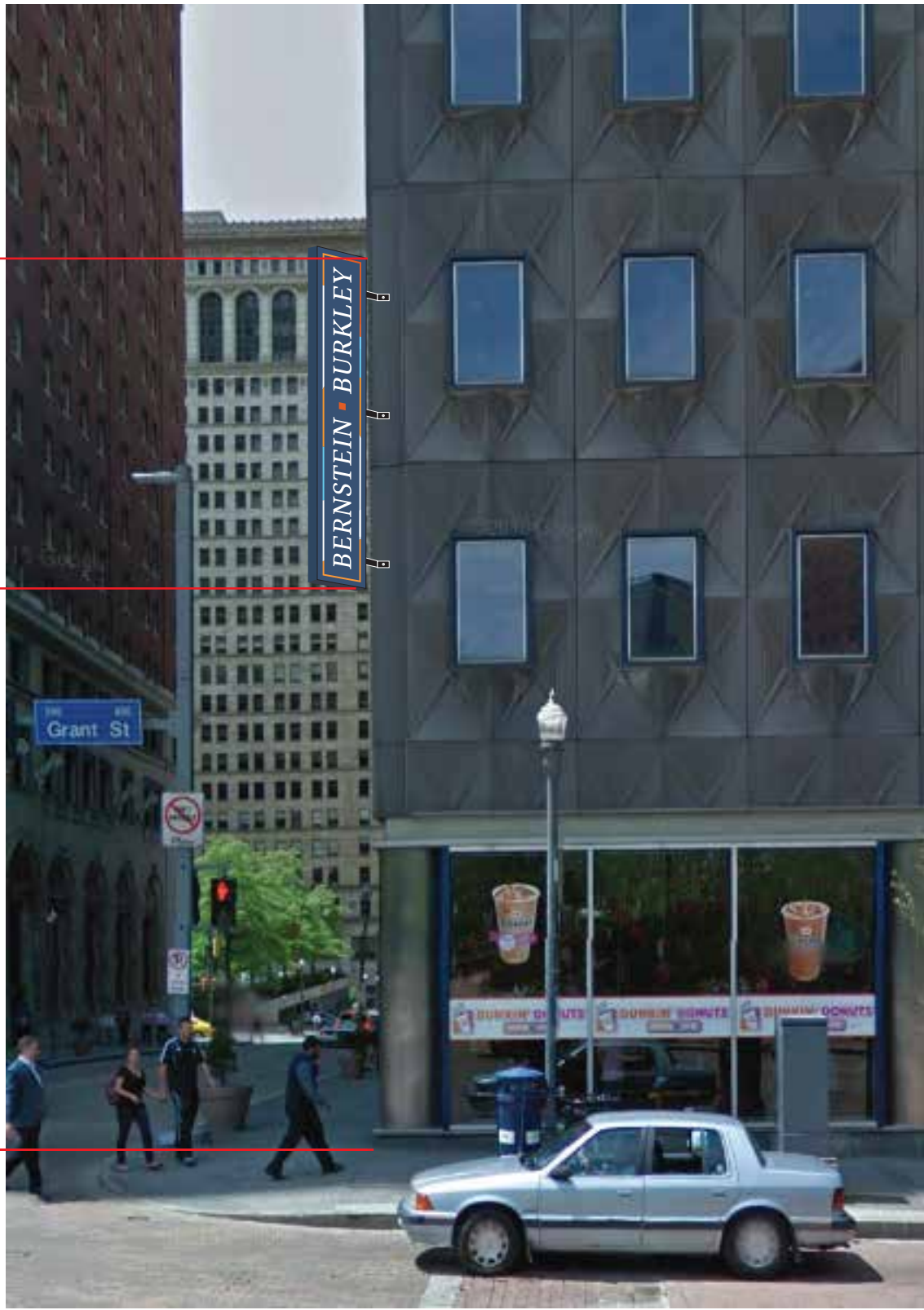
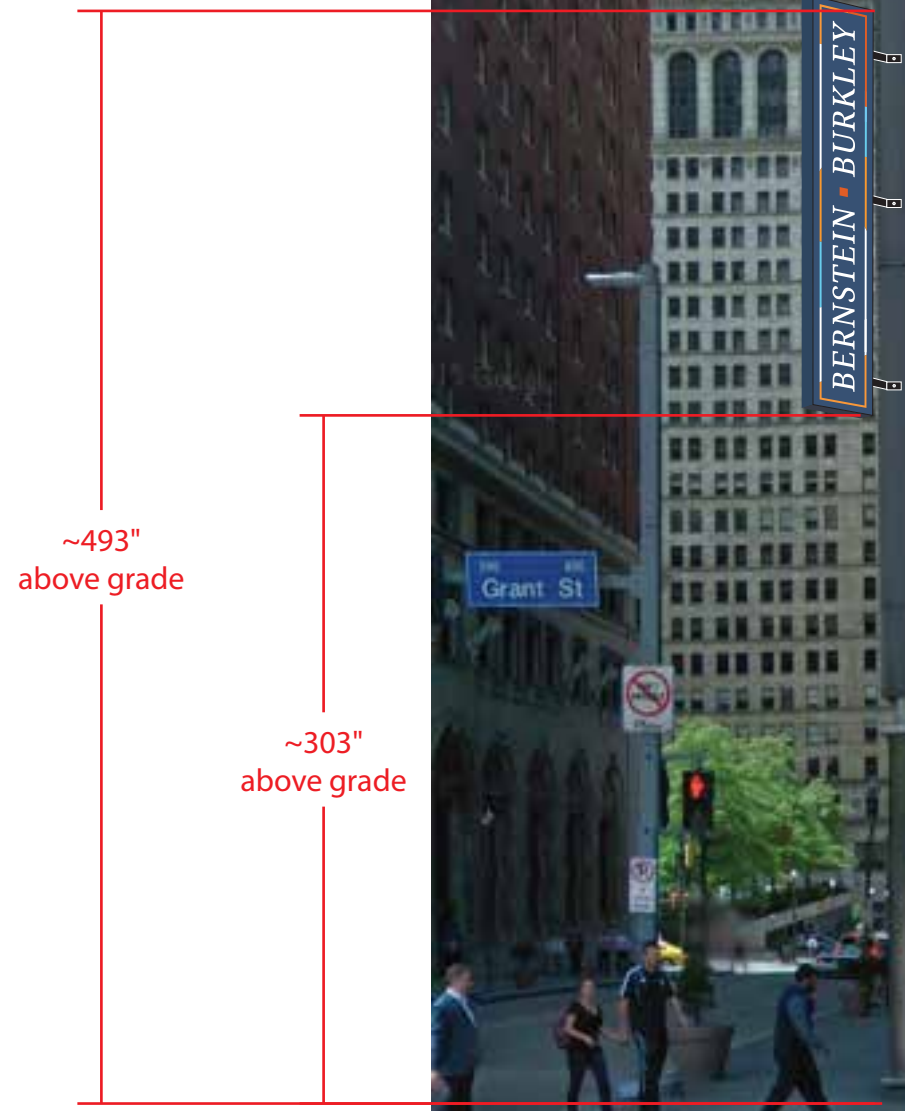
50 Halstead Blvd.
Suite 17
Zelienople, PA 16063
Tel 724.452.8699
Fax 724.452.8629

Ray Roccon, President
Ray@SignInnovation.com

- 1 Cover Page
- 2 Site Plan
- 3 Blade Sign Render
- 4 Blade Sign Details

Bernstein Burkley
601 Grant Street
Pittsburgh, PA 15219





SIGN ELEVATION
SCALE: 1" = 7'-0"



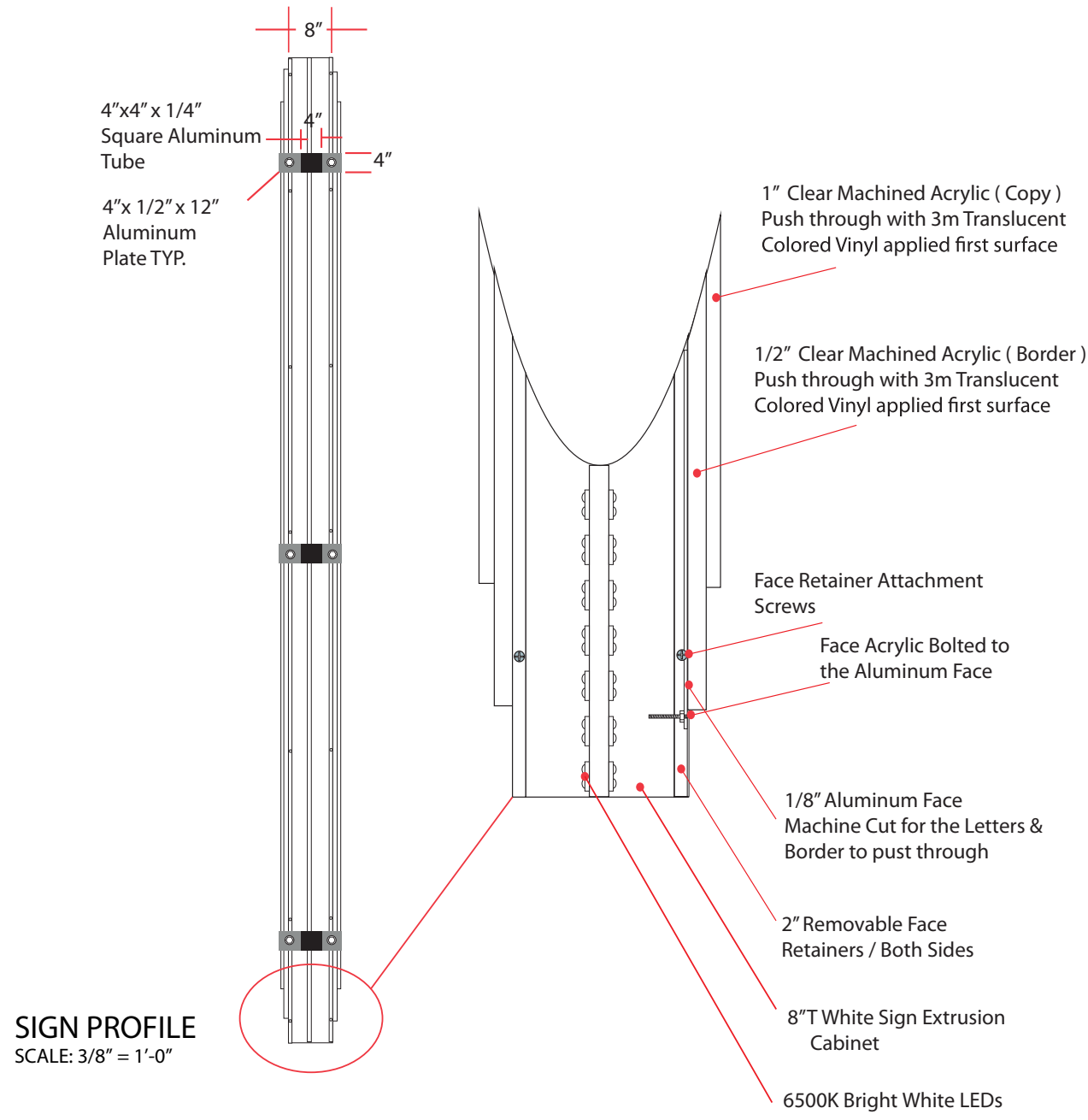
50 Halstead Blvd.
Suite 17
Zelienople, PA 16063
Tel 724.452.8699
Fax 724.452.8629
www.signinnovation.com

Ray Roccon, President
Ray@SignInnovation.com

- 1 Cover Page
- 2 Site Plan
- 3 Blade Sign Render
- 4 Blade Sign Details

Bernstein Burkley
601 Grant Street
Pittsburgh, PA 15219

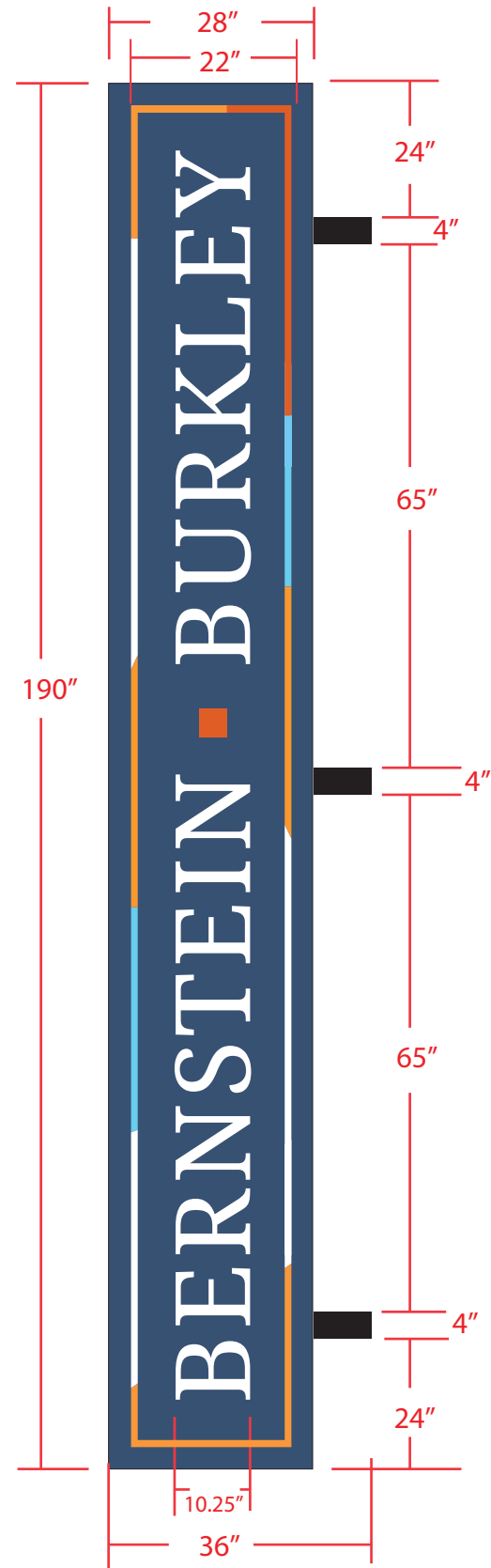
BLADE SIGN DETAILS



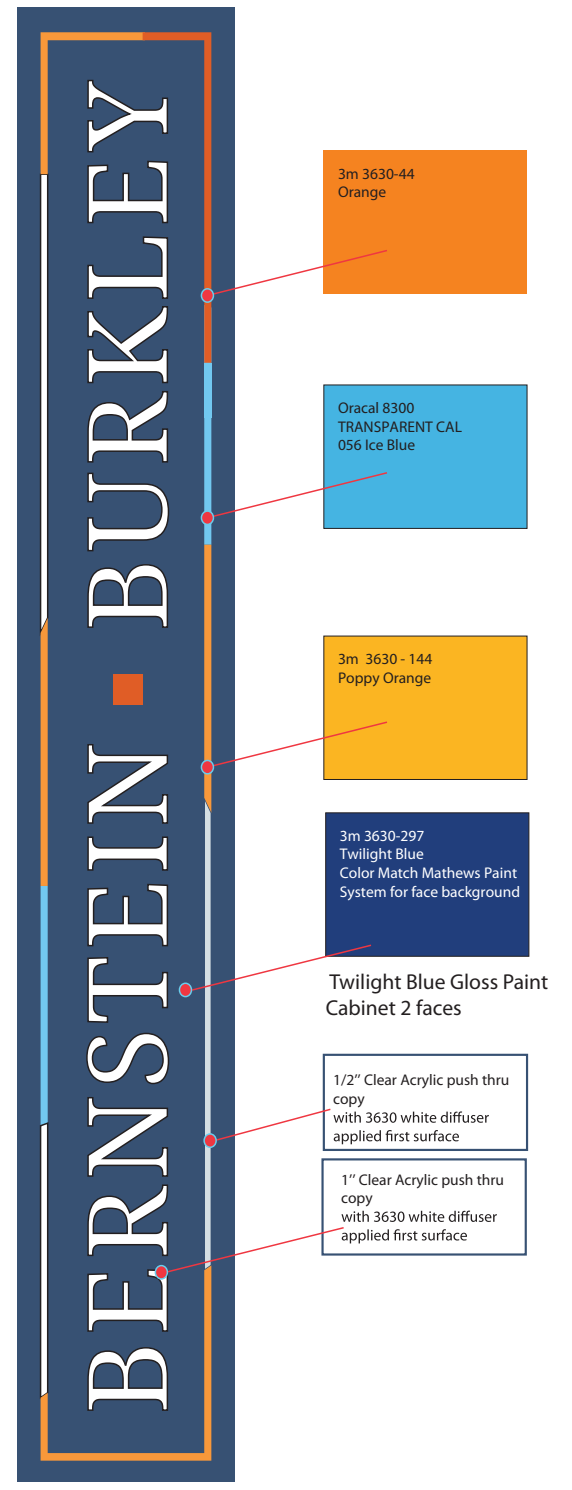
SIGN PROFILE
SCALE: 3/8" = 1'-0"

SIGN ELEVATION
SCALE: 1/2" = 1'-0"

36.94 SQ FT



Color Profiles



50 Halstead Blvd.
Suite 17
Zelienople, PA 16063
Tel 724.452.8699
Fax 724.452.8629

Ray Roccon, President
Ray@SignInnovation.com

- 1 Cover Page
- 2 Site Plan
- 3 Blade Sign Render
- 4 Blade Sign Details

Bernstein Burkley
601 Grant Street
Pittsburgh, PA 15219

www.signinnovation.com



50 Halstead Blvd, #17, Zelienople, PA 16063 [a]
724 452 8699 [t]
724 452 8629 [f]
office@signinnovation.com [e]

December 16, 2020

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

Dear Karina Ricks:

Please find application and drawings attached for sign that we're proposing that extend over the sidewalk at 601 Grant St. Corresponding ZDR application # DCP-ZDR-2020-04483.

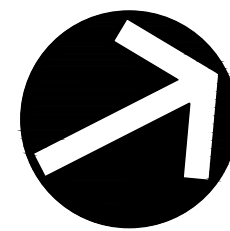
The proposed sign will be constructed of:

- Aluminum
- Acrylic

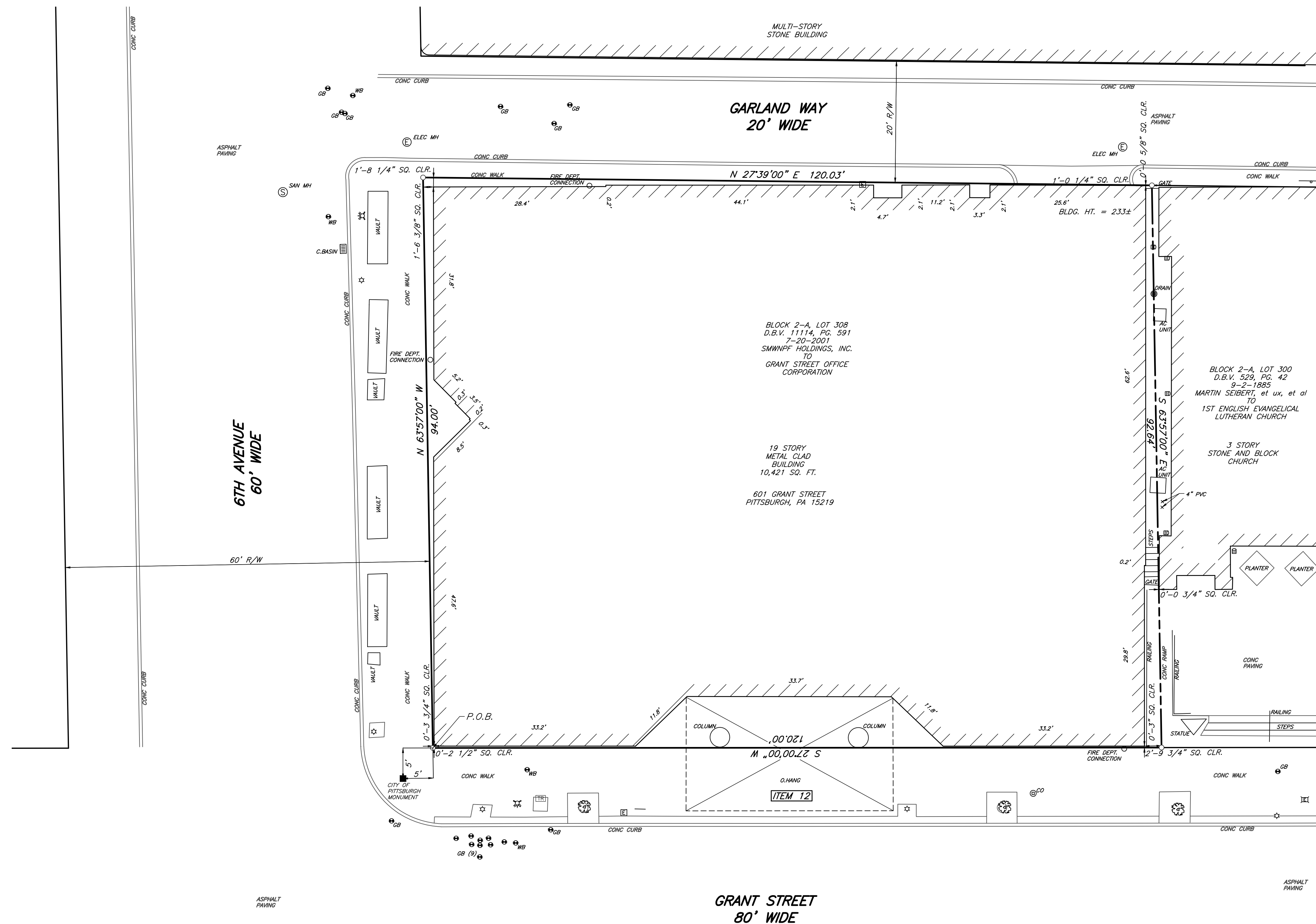
Please contact me with any questions upon review.

Kristi Lucas, Project Manager
50 Halstead Blvd., Suite 17
Zelienople, PA 16063

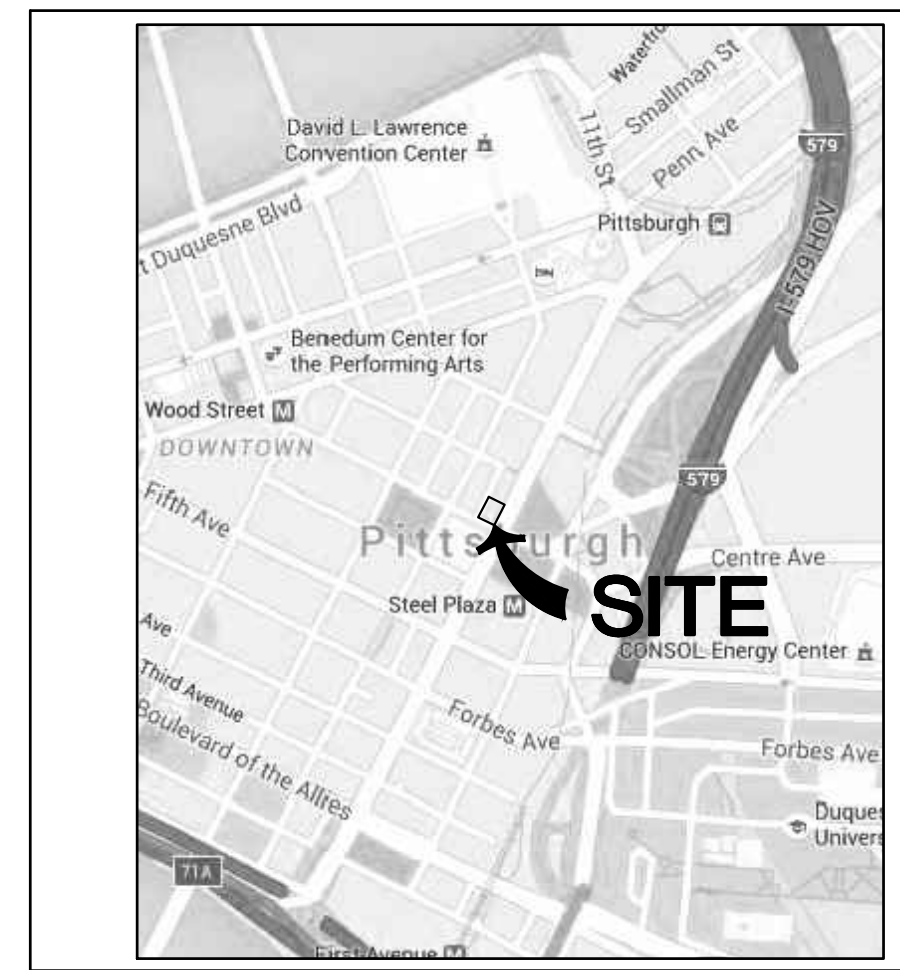
P) 724-452-8699 x204
Kristi@signinnovation.com



NORTH



REVISION RECORD		
NO	DATE	DESCRIPTION

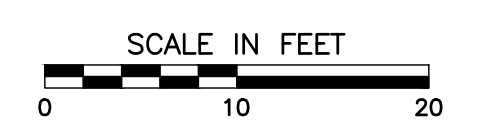


SITE LOCATION MAP
SCALE: N.T.S.

LEGEND:

✕	FENCE
☆	LIGHT STANDARD
■	CATCH BASIN
●	DRAIN
⊙	SANITARY MANHOLE
⊗	CLEAN OUT (CO)
⊕	WATER BOX (WB)
⊖	FIRE HYDRANT
⊗	WATER METER
⊕	GAS BOX (GB)
⊖	GAS METER
⊗	TREE, DECIDUOUS
⊕	ELECTRIC CONTROL BOX
⊖	ELECTRIC METER
⊗	ELECTRIC PULL BOX
⊕	TRAFFIC POLE

TOTAL PLAN AREA
11,196.97 SQ. FT.
0.257 ACRES



SEE JOB #172-975

- NOTES:**
- PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP 42003C03534, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA.
 - PLAN NORTH IS BASED UPON DEED BOOK VOLUME 11114, PAGE 591.
 - FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 7-18-2017 AND 1-5-2018.
 - THERE WERE NO MARKED PARKING SPACES AT THE TIME OF SURVEY.
 - THERE WAS NO EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION AT THE TIME OF THE SURVEY.
 - TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE WERE NO WETLANDS DELINEATED AT THE TIME OF THE SURVEY.

A.L.T.A. COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
EXCEPTIONS - SCHEDULE B - SECTION II

The following items are exceptions outlined in Schedule B - Section II, A.L.T.A. Commitment for Title Insurance, Chicago Title Insurance Company, Commitment No. 18047646 601 GRANT S, effective date April 17, 2018.

- Agreement between SMWNPF Holdings, Inc., and Duquesne Light Company dated December 18, 1993 and recorded in DBV 8885, Page 130.
This item may be located on the subject property but the drawing referenced in the document was not supplied. It appears from the description in the document that the electrical equipment was installed within the right of way of 6th Avenue.
- The following matter set forth on ALTA/ACSM Land Title Survey for HLB Project, prepared by Bock & Clark Corporation dated March 13, 2007 and identified as Pittsburgh Project No. 4200700154A.
Document not supplied.
- Encroachment of building overhang 10.7 feet into the right of way of Grant Street.
This item is plotted.

PROPERTY DESCRIPTION
PER TITLE REPORT

All That Certain lot or piece of ground situate in the Second Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point on the Northwestern corner of Sixth Avenue and Grant Street; thence along the Northeastly side of Sixth Avenue, North 63° 57' West, a distance of 94 feet to the Southeastly side of Garland Way (formerly Foster's Alley); thence along said Southeastly side of Garland Way (formerly Foster's Alley), North 27° 39' East, a distance of 120.03 feet to a point on the line dividing the property herein described from property of the First English Evangelical Lutheran Church; thence along said line, South 63° 57' East, a distance of 92.64 feet to the Northwestern side of Grant Street; thence along the Northwestern side of Grant Street, South 27° 0' West, a distance of 120 feet to the Northwestern corner of Sixth Avenue and Grant Street, the place of beginning.

BEING designated as Lot & Block No. 2-A-308 in the Deed Registry Office of Allegheny County, Pennsylvania.

BEING the same premises which SMWNPF Holdings, Inc., by Deed dated July 20, 2001 and recorded in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 11114, Page 591, granted and conveyed unto Grant Street Office Corporation, a Delaware corporation, the grantor herein.

SURVEYOR CERTIFICATION

To: 601 Grant Street Investments LP; and 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 2, 3, 4, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, and 18 of Table A thereof. The field work was completed on January 5, 2018.

Date of Plat or Map: May 14, 2018

James R. Bruggeman
James R. Bruggeman, P.L.S.
Reg. No. SU-051772-E

C&E
Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.ccecinc.com

ALTA/NSPS
LAND TITLE SURVEY
Situate In
2ND WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA
Made For
601 GRANT STREET INVESTMENTS LP

DATE:	5-14-2018	SCALE:	1"=10'	DRAWING NO.:	
DRAWN BY:	RWO	CHECKED BY:	DGG	SU-1	
PROJECT NO.:	182-515	APPROVED BY:	JRB		SHEET 1 OF 1

P:\2018\182-515-Survey\Draw\182515-182-515-ALTA.dwg(SU-1) LS:01/05/2018 - rmasaberry - LP: 5/14/2018 2:25 PM