

WILLIAM PEDUTO  
MAYOR



KARINA RICKS  
DIRECTOR

September , 2021

President and Members  
City Council  
City of Pittsburgh

**RE: 1219 FEDERAL ST  
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 1219 Federal Street, in the 1st Ward, 22nd Council District, as shown on the attached plan. A copy of the request is also attached.

HTA-FEDERAL NORTH MOB LLC, is proposing to install (3) new canopy covered awnings 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

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: 8/18/21

Applicant Name: Nathan Ward (Signs N' At on behalf of Carmi Express)

Property Owner's Name (if different from Applicant): Healthcare Trust of America, Inc.

Address: 16435 N. Scottsdale Rd, Suite 320, Scottsdale, AZ 85254

Phone Number: 480-998-3478 Alternate Phone Number: 412-321-3500

Location of Proposed Encroachment: 1219 Federal St, Pittsburgh, PA 15212

Ward: 22 Council District: 1 Lot and Block: 23-L-60

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

Planning/Zoning Case OneStop Number (if applicable): ZDR- 2021-06559

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

Width of Existing Right-of-Way (sidewalk or street): 11'-10-3/4" (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 43'-4" (Before encroachment)

Width of Proposed Encroachment: 2'-7"

Length of Proposed Encroachment: 28'-8"

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

Description of encroachment: Awning

Reason for application:

Tenant wishes to install awning to replace awning removed by previous tenant (Pizza Hut) as well as have similar storefront to northern tenant (Hook & Fish)

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# SIGNS N' AT

1617B S. Braddock Ave, Pittsburgh, PA 15218 ○ 412-727-2153 ○ www.signsnat.com

City Of Pittsburgh  
Department of Mobility and Infrastructure  
City-County Building  
414 Grant St  
Pittsburgh, PA 15219  
Attn: Ms. Karina Ricks, Director  
RE: Awnings for Carmi Express, 1219 Federal Street

Dear Ms. Ricks

I am writing today with regards to the Carmi Express restaurant located at 1219 Federal St., Pittsburgh, PA, 15212, parcel ID 0023-L-00060-0000-00. Signs N' At, SC-2021-002524 has been contracted to fabricate and install awnings at this location per the owner's desire to match other properties on Federal Street and replicate the previous tenants exterior. Formerly at this location there was a Pizza Hut which had awnings, as shown in Figure 1. However, when Pizza Hut vacated the property, they took the awnings with them.



Figure 1: Pizza Hut awnings, previously at 1219 Federal Street

New awnings have been conceptualized for this location to facilitate the current tenants' wishes to replicate the neighborhood restaurant feel associated with awnings and improve the look of the exterior. A rendering of the proposed installation is shown in Figure 2.



# SIGNS N' AT

1617B S. Braddock Ave, Pittsburgh, PA 15218 ○ 412-727-2153 ○ www.signsnat.com



Figure 2: Proposed awnings installation

Signs N' At is committed to ensuring a quality product and installation which satisfies all requirements of our client and the City of Pittsburgh. I am available at any time to discuss this matter further.

Sincerely yours,

Nathan Ward  
General Manager / Owner  
Signs N' At  
[nathan@signsnat.com](mailto:nathan@signsnat.com)  
412-727-2153



NTS -Not for construction

20210046 Carmi Express

1219 Federal Street  
Pittsburgh, PA 15212

Awning Rendering - R1

***SIGNS N' AT***  
SC-2021-002524

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**1219 Federal Street - DCP-ZDR-2021-06559**

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**Seifert, Caroline** <caroline.seifert@pittsburghpa.gov>  
To: Signs N' At Pgh <signsnat@gmail.com>

Thu, Jun 24, 2021 at 9:57 AM

You can submit the site plan that was submitted with the ZDR to the Encroachment Permit. The zoning approval cannot be issued without the Encroachment approval.

**Caroline Seifert**

Zoning Specialist

City of Pittsburgh, Department of City Planning

[caroline.seifert@pittsburghpa.gov](mailto:caroline.seifert@pittsburghpa.gov)

200 Ross St., 3rd Floor

[www.pittsburghpa.gov/dcp/](http://www.pittsburghpa.gov/dcp/)

The Zoning counter at 200 Ross Street is currently closed. Applications can be submitted and documents uploaded onto [OneStopPGH](#). Please email [Zoning@pittsburghpa.gov](mailto:Zoning@pittsburghpa.gov) with any questions.

Zoning and Development Review Boards and Commissions are now meeting virtually, Visit the Commission page for more information. Upcoming hearings and notices are posted here.

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**From:** Signs N' At Pgh <signsnat@gmail.com>

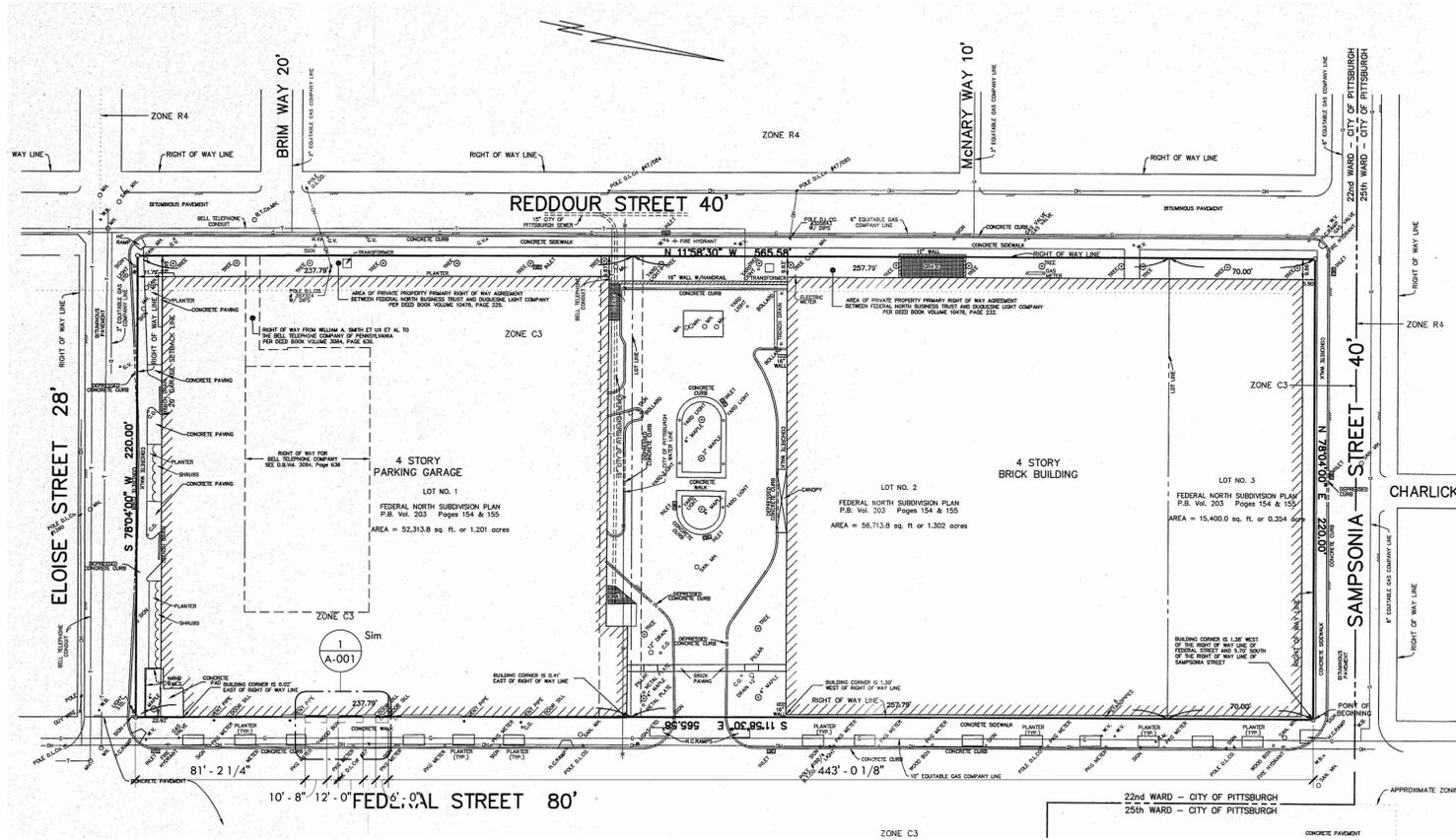
**Sent:** Thursday, June 24, 2021 9:49 AM

**To:** Seifert, Caroline <caroline.seifert@pittsburghpa.gov>

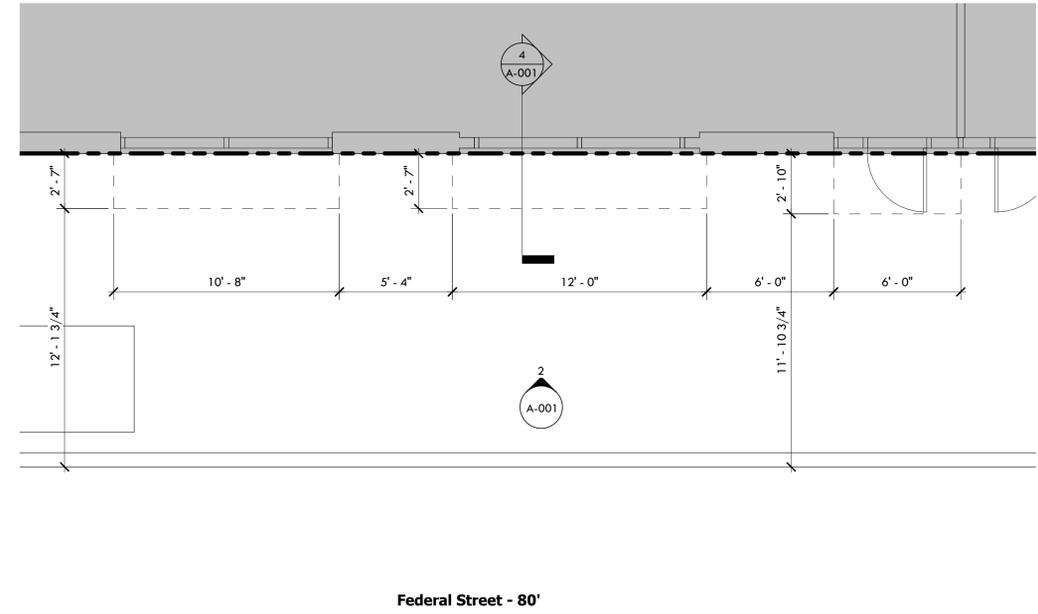
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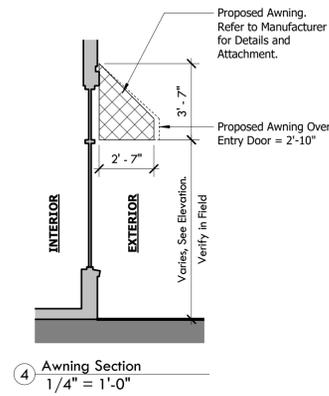
Not for Construction



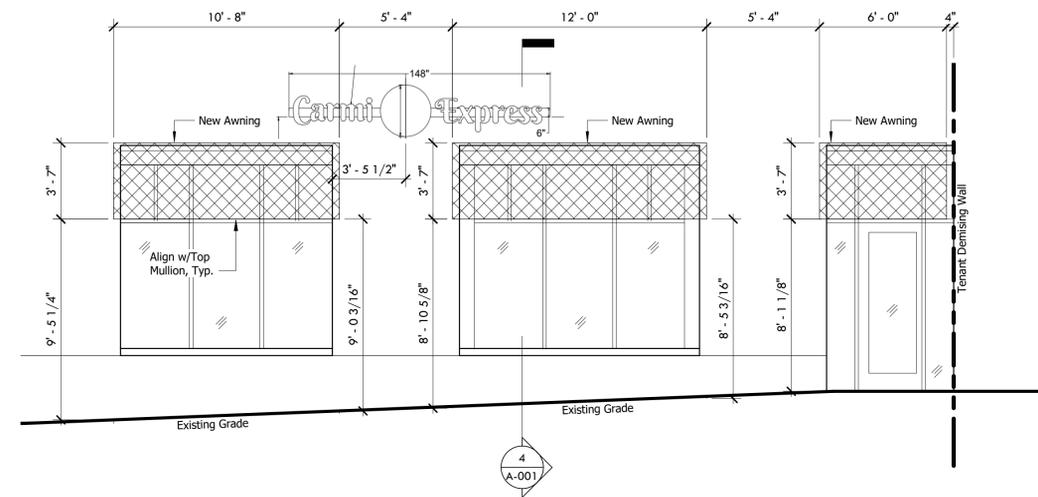
3 First Floor  
1" = 40'-0"



1 First Floor  
1/4" = 1'-0"



4 Awning Section  
1/4" = 1'-0"



2 Storefront Awning Elevation  
1/4" = 1'-0"

Encroachment Site Plan For

Carmi Express Signage

1219 Federal Street, Pittsburgh, PA 15212

PROJECT #: 1025  
OWNER: Signs N'at  
ISSUE DATE: 06.16.2021  
REVISIONS:

- ▲
- ▲
- ▲
- ▲
- ▲

DRAWING TITLE:  
Architectural Site Plan

DRAWING NUMBER:

A-001

All that certain parcel of land, being Lot Nos. 1, 2 and 3 in the Federal North Subdivision Plan, situate in the 22nd Ward, City of Pittsburgh, Allegheny County, Pennsylvania, more particularly bound and described as follows:

Beginning at a point at the intersection of the westerly right of way line of Federal Street, 80.00 feet wide, and the southerly right of way line of Sampsonia Street, 40.00 feet wide, said point also being the northeasterly corner of Lot No. 3 in the Federal North Subdivision Plan as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Plan Book Volume 203, Pages 154 and 155; thence from said point of beginning by the westerly right of way line of Federal Street and by the easterly side of Lot Nos. 1, 2 and 3 in said Federal North Subdivision Plan S 11° 58' 30" E a distance of 565.58 feet to a point on the northerly right of way line of Eloise Street, 28.00 feet wide, said line also being the southerly side of Lot No. 1 as shown on said Federal North Subdivision Plan; thence by the northerly right of way line of said Eloise Street and the southerly side of Lot No. 1 in said Federal North Subdivision Plan S 78° 04' 00" W a distance of 220.00 feet to a point on the easterly right of way line of Reddour Street, 40.00 feet wide, said line also being the westerly side of Lot No. 1 in said Federal North Subdivision Plan; thence by the easterly right of way line of Reddour Street and the westerly side of Lot No. 1, 2 and 3 in said Federal North Subdivision Plan N 11° 58' 30" W a distance of 565.58 feet to a point on the southerly right of way line of said Sampsonia Street, said line also being the northerly side of Lot No. 3 in said Federal North Subdivision Plan; thence by the southerly right of way line of said Sampsonia Street and the northerly side of Lot No. 3 in said Federal North Subdivision Plan N 78° 04' 00" E a distance of 220.00 feet to a point on the westerly right of way line of said Federal Street, at the point of beginning.

Containing an area of 124,427.6 square feet or 2.857 acres.

REPLIES TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 01-0270, SCHEDULE B, SECTION 2, HAVING AN EFFECTIVE DATE OF AUGUST 31, 2001

NOTE: Items 1 through 4 have been intentionally omitted.

5. Right of way from William A. Smith, et ux, et al. To The Bell Telephone Company of Pennsylvania, dated March 28, 1950 and recorded in Deed Book Volume 3084 page 636.

The location of said right of way has been shown and cited on this plan.

6. Private Property Primary Right of Way Agreement between Federal North Business Trust and Duquesne Light Company dated February 25, 1999 and recorded in Deed Book Volume 10476 page 225.

The location of said right of way has been shown and cited on this plan.

7. Private Property Primary Right of Way Agreement between Federal North Business Trust and Duquesne Light Company dated February 24, 1999 and recorded in Deed Book Volume 10476 page 232.

The location of said right of way has been shown and cited on this plan.

8. Covenants, Conditions and Restrictions set forth in Amended and Restated Contract for Disposition by Sale of Land for Private Redevelopment between Urban Redevelopment Authority of Pittsburgh and Federal North Business Trust, dated December 30, 1997 but effective as of January 12, 1998 and recorded in Deed Book Volume 10115 page 226, as modified by Certificate of Completion from Urban Redevelopment Authority of Pittsburgh to Federal North Business Trust dated August 31, 1999 and recorded in Deed Book Volume 10571 page 635.

a) The 3" Equitable gas line and Duquesne Light Co. poles have been removed from the vacated Penrod Street.

b) City of Pittsburgh water and sewer lines are still in place per record.

c) The 20 foot garage set back line has been shown and cited on this plan.

d) The building encroaching onto Eloise Street has been razed for new construction.

9. Covenants, conditions and restrictions contained in Deed from Urban Redevelopment Authority of Pittsburgh to Federal North Business Trust, made December 30, 1997 but effective as of January 12, 1998 and recorded in Deed Book Volume 10115, page 203; as modified by Certificate of Completion from Book Volume 10115, page 203; as modified by Certificate of Completion from Urban Redevelopment Authority of Pittsburgh to Federal North Business Trust dated August 31, 1999 and recorded in Deed Book Volume 10571, page 635.

a) The 3" Equitable gas line and Duquesne Light Co. poles have been removed from the vacated Penrod Street.

b) City of Pittsburgh water and sewer lines are still in place per record.

c) The 20 foot garage set back line has been shown and cited on this plan.

d) The building encroaching onto Eloise Street has been razed for new construction.

10. Covenants and Restrictions contained in the Redevelopment Area Plan as recorded in Deed Book Volume 9653, Page 203 and amended in Deed Book Volume 10055, Page 411.

Said document refers to a proposal for redevelopment activities undertaken by the Urban Redevelopment Authority of Pittsburgh in July 1997.

NOTES: 1. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

LEGEND

- MH - MANHOLE
- WV - WATER VALVE
- GV - GAS VALVE
- GM - GAS MARKER
- WB - WATER BOX
- ULCO - DUQUESNE LIGHT COMPANY
- ETCO - BELL TELEPHONE COMPANY
- OH - OVERHEAD WIRES
- - EXISTING INLET
- - EXISTING MANHOLE
- ==== - EXISTING SEWER

TOTAL PLAN AREA = 124,427.6 sq. ft. or 2.857 acres

REVISIONS:

**ALTA/ACSM LAND TITLE SURVEY**

SITUATE IN  
22nd WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PA

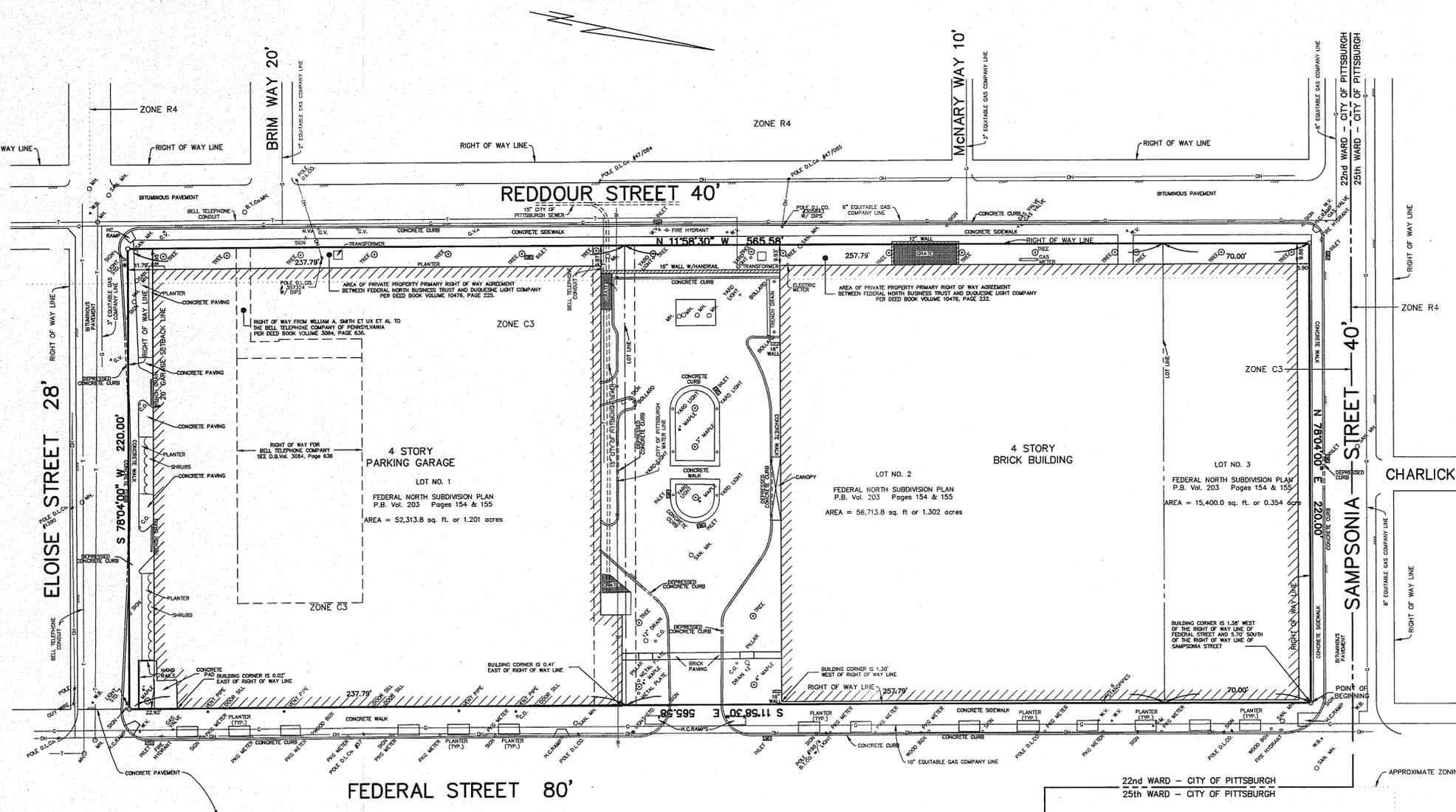
MADE FOR  
**FEDERAL NORTH BUSINESS TRUST**

C-10323-0003

SCALE: 1" = 30'

DATE: NOVEMBER, 2001  
DWG. NO. 47,119

**THE GATEWAY ENGINEERS, INC.**  
CONSULTING ENGINEERS  
1011 ALCON STREET  
PITTSBURGH, PA 15220-3424  
(412) 921-4030



ZONE C-3 - COMMERCIAL DISTRICT

|  |   |
|--|---|
| FRONT YARD DEPTH                                       | NONE REQUIRED EXCEPT WHERE SIDE OF LOT ABUTS AN R OR I DISTRICT WITHIN THE SAME FRONTAGE. (SEE SECTION 985.11.)   |
| REAR YARD DEPTH  | 15 FEET   |
| WHEN REAR OF LOT                                       |   |
| a. DOES NOT ABUT A STREET OR WAY OR AN R OR I DISTRICT | 15 FEET   |
| b. ABUTS A STREET                                      | NONE REQUIRED EXCEPT WHEN SIDE OF LOT ABUTS AN R OR I DISTRICT WITHIN THE SAME FRONTAGE. (SEE SECTION 985.11.)  |
| c. ABUTS A WAY   | SUFFICIENT TO PLACE THE BUILDABLE AREA OF THE LOT 25 FEET FROM THE CENTERLINE OF THE WAY.   |
| d. ABUTS AN R OR I DISTRICT                            | 15 FEET WHEN REAR OF LOT ABUTS SIDE OF LOT IN AN R OR I DISTRICT; 30 FEET WHEN REARS OF BOTH LOTS ABUT. (WITH SCREENING AND MAINTENANCE AS PRESCRIBED IN SECTION 985.07.) |
| SIDE YARD WIDTH  |   |
| WHEN SIDE OF LOT                                       |   |
| a. DOES NOT ABUT A STREET OR WAY OR AN R OR I DISTRICT | NONE REQUIRED   |
| b. ABUTS A STREET OR WAY                               | SUFFICIENT TO PLACE THE BUILDABLE AREA OF THE LOT 25 FEET FROM THE CENTERLINE OF THE STREET OR WAY.   |
| c. ABUTS AN R OR I DISTRICT                            | 15 FEET. (WITH SCREENING AND MAINTENANCE AS PRESCRIBED IN SECTION 985.07.)  |
| HEIGHT   |   |
| ANY STRUCTURE  | 45 FEET   |

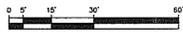
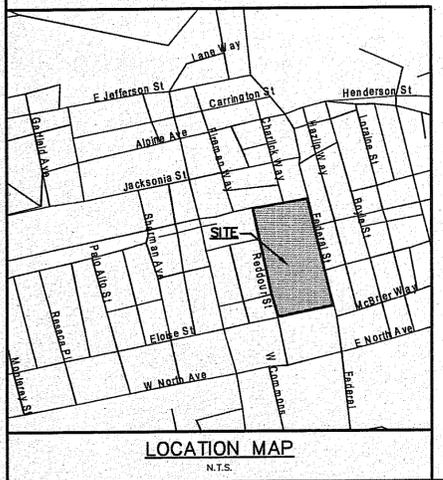
NOTE: BULK RESTRICTIONS WERE NOT SHOWN ON THE SURVEY. THE BULK RESTRICTIONS ARE BASED ON THE USE OF THE PROPERTY AND INTERPRETATION OF THE CITY OF PITTSBURGH ZONING ORDINANCE.



TO MADISON REALTY GROUP, CHICAGO TITLE INSURANCE COMPANY, AND

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 2.3-4, 6.8, 10.1, 10.13, AND 15 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

NOVEMBER 2, 2001  
KEVIN P. HANNEGAN, P.L.S. REGISTRATION NO. SU 048536-E  
DATE





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/23/2021

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 have ADDITIONAL INSURED provisions or 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><br>CoverWallet, Inc.<br>25 W 45th Street,<br>Floor 15<br>New York NY 10036 | <b>CONTACT NAME:</b> Kyle Kline<br><b>PHONE (A/C, No, Ext):</b> (646) 844-9933<br><b>E-MAIL ADDRESS:</b> customer.service@coverwallet.com | <b>FAX (A/C, No):</b> |               |
|  | <b>INSURER(S) AFFORDING COVERAGE</b>  |                       | <b>NAIC #</b> |
| <b>INSURED</b><br>Signs N At, LLC<br>1617B S Braddock Ave<br>Pittsburgh, PA, 15218         | <b>INSURER A:</b> Ohio Security Insurance Company   |                       | 24082         |
|  | <b>INSURER B:</b>   |                       |               |
|  | <b>INSURER C:</b>   |                       |               |
|  | <b>INSURER D:</b>   |                       |               |
|  | <b>INSURER E:</b>   |                       |               |
|  | <b>INSURER F:</b>   |                       |               |

**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 INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                    |              |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|---|--------------|
| A        | <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b><br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: | X         |          | BLS62187927   | 10/30/2020              | 10/30/2021              | EACH OCCURRENCE                           | \$ 1,000,000 |
|          |  |           |          |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 1,000,000 |
|          |  |           |          |               |                         |                         | MED EXP (Any one person)                  | \$ 15,000    |
|          |  |           |          |               |                         |                         | PERSONAL & ADV INJURY                     | \$ 1,000,000 |
|          |  |           |          |               |                         |                         | GENERAL AGGREGATE                         | \$ 2,000,000 |
|          |  |           |          |               |                         |                         | PRODUCTS - COMP/OP AGG                    | \$ 2,000,000 |
|          |  |           |          |               |                         |                         |   | \$           |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> OWNED AUTOS ONLY<br><input type="checkbox"/> HIRED AUTOS ONLY<br><input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> NON-OWNED AUTOS ONLY  |           |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident)       | \$           |
|          |  |           |          |               |                         |                         | BODILY INJURY (Per person)                | \$           |
|          |  |           |          |               |                         |                         | BODILY INJURY (Per accident)              | \$           |
|          |  |           |          |               |                         |                         | PROPERTY DAMAGE (Per accident)            | \$           |
|          |  |           |          |               |                         |                         |   | \$           |
|          | <b>UMBRELLA LIAB</b><br><input type="checkbox"/> EXCESS LIAB<br><input type="checkbox"/> OCCUR<br><input type="checkbox"/> CLAIMS-MADE<br>DED RETENTION \$   |           |          |               |                         |                         | EACH OCCURRENCE                           | \$           |
|          |  |           |          |               |                         |                         | AGGREGATE                                 | \$           |
|          |  |           |          |               |                         |                         |   | \$           |
|          | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below  |           |          |               |                         |                         | PER STATUTE                               | OTH-ER       |
|          |  |           |          |               |                         |                         | E.L. EACH ACCIDENT                        | \$           |
|          |  |           |          |               |                         |                         | E.L. DISEASE - EA EMPLOYEE                | \$           |
|          |  |           |          |               |                         |                         | E.L. DISEASE - POLICY LIMIT               | \$           |

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

City of Pittsburgh, its officers and employees is included as additional insured with respect to the General Liability per the policy terms and conditions. Please note that the General Liability insurance policy noted above has been endorsed to provide 30 days notice of cancellation to this certificate holder.

**CERTIFICATE HOLDER****CANCELLATION**

|   |  |
|---|--|
| City of Pittsburgh<br>200 Ross St, Suite 320<br>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<br>   |

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