

**KEROTEST
MANUFACTURING
CORP.**



VALVES FOR INDUSTRY SINCE 1909

5500 Second Avenue, Pittsburgh, PA 15207-1807

DIRECT PHONE 412-521-6556

FAX NUMBER 412-521-2160

April 5, 2022

Kim Lucas
Director of Mobility and Infrastructure

RE: Street Vacation Request – Nashville Way in Hazelwood (15207)

Kerotest Manufacturing of Hazelwood is requesting the vacation of a long-abandoned alleyway – Nashville Way. Kerotest is the only adjoining property owner on both sides of this one block alley.

Kerotest has been a Pittsburgh manufacturer since 1909, moving from Liberty Avenue to Hazelwood in 1995. In the last few years we purchased two additional lots with possible future expansion in mind. Nashville Way divides these two lots separating one of the lots from the rest of our property.

The two adjoining lots (the two we added in the last few years) are currently in very poor condition with overgrown vegetation and abandoned structures. We are under contract with a demolition company to clear the lots with work scheduled to begin this spring.

Update: We have completed the cleaning up of the vacant lots which are adjacent to the abandoned alley (Nashville Way). There had been an abandoned house, also a serious issue with overgrown vegetation.

We will be installing a fence around the vacant lots there will be a gate at each end of the abandoned alley. Again, this alley has not been used in several decades and none of the utilities need it, in fact we can not even find it's exact location and are relying on our survey and historical maps to get within a few feet to know where to install the gates.

Brian Knapp, Controller

412-521-6556

bknapp@kerotest.com

An Employee-Owned Company

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

STREET VACATION APPLICATION

Date: 12/13/2021

Applicant Name: Kenneth Brian Knapp

Property Owner's Name (if different from Applicant): Kerotest Manufacturing

Address: 5500 Second Avenue Pittsburgh, PA 15207

Phone Number: 412-521-6556 Alternate Phone Number: 412-337-6487

Email Address: bknapp@kerotest.com

Location of Proposed Vacation: Hazelwood

Ward: 15th Council District: 5 Lot and Block: between 57-6-117 and 57-6-~~118~~¹²⁰

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

Is the proposed vacation developed? Yes No

Width of Existing Right-of-Way (sidewalk or street): 10' (Before vacation)

Length of Existing Right-of-Way (sidewalk or street): 120' (Before vacation)

Width of Proposed Vacation: 10'

Length of Proposed Vacation: 120'

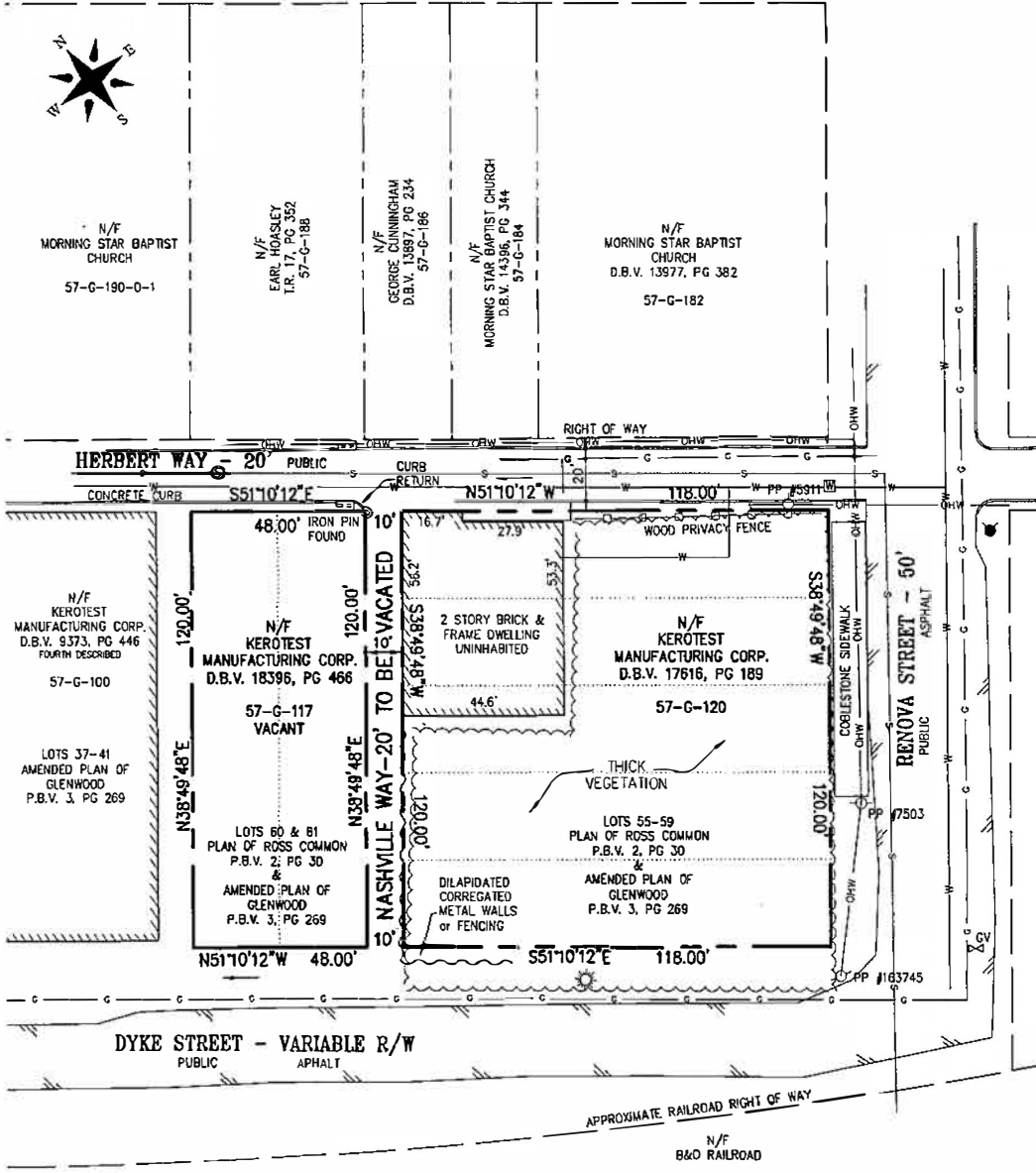
Number of square feet of the proposed vacation: 1,200 SF

Description of vacation: Abandoned alleyway called Nashville Way

Reason for application: Kerotest ~~is~~ now owns property on both sides of the alley.

SECOND AVENUE - 60'

DPW MONUMENT



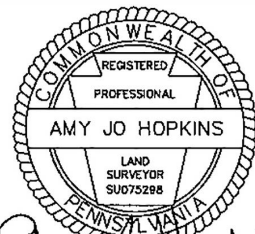
SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE GEOMETRY OF THE 10' ALLEY RECORDED IN P.B.V. 2, PG 30 AND P.B.V. 3, PG 269 KNOWN AS NASHVILLE WAY. THE STREET IS NOT BEING MAINTAINED BY THE CITY OF PITTSBURGH. EDGE OF PAVEMENT, IF EXISTENT, COULD NOT BE DETERMINED.
2. BEARINGS ARE REFERENCED TO PA STATE PLANE, NAD83, SOUTH ZONE.
3. KEROTEST MANUFACTURING OWNS ON BOTH SIDES OF NASHVILLE WAY.
4. NASHVILLE WAY EXTENDS FROM HERBERT WAY TO DYKE STREET AND IS 120.00' IN LENGTH, 10.00' WIDE, CONTAINING 1,200 SQUARE FEET.

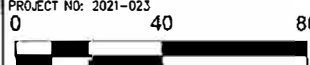
LEGEND

| | |
|--|--------------------------|
| | = CURB INLET |
| | = SANITARY SEWER |
| | = WATER VALVE BOX |
| | = FIRE HYDRANT |
| | = UTILITY POLE |
| | = STREET LIGHT |
| | = GAS VALVE |
| | = GAS LINE |
| | = SANITARY SEWER LINE |
| | = WATER LINE |
| | = OVERHEAD UTILITY WIRES |

NASHVILLE WAY VACATION
 LOCATION
 15TH WARD, CITY OF PITTSBURGH
 ALLEGHENY COUNTY
 FOR
KEROTEST MANUFACTURING CORP.



DATE: 6/23/2021
 REWSED:
 SCALE: 1"=40'
 PROJECT NO: 2021-023



Amy Jo Hopkins
 6/23/2021



4091 SALTSBURG RD, STE H, MURRYSVILLE, PA. 15668 * 412-744-4520



June 23, 2021

NASHVILLE WAY VACATION

Being all that certain strip of land situate in the 15th Ward, City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, being all that 10-foot alley as recorded in the Plan of Ross Common in Plan Book Volume 2, page 30 and also in the Amended Plan of Glenwood recorded in Plan Book Volume 3, page 269 in the Department of Real Estate of Allegheny County, PA, said alley to be vacated being further described as follows:

Beginning at a point where the southerly right of way of Herbert Way, 20' wide, and the westerly right of way of Renova Street, 50' wide, intersect; thence from said intersection of rights of way along the southerly line of said Herbert Way and the northerly line of Lot 55 in said Amended Plan of Glenwood, North 51°10'12" West, a distance of 118.00 feet to a point on the easterly right of wayline of said 10-foot alley to be vacated and the True Point of Beginning of this description; thence from said true point of beginning, along said easterly line of alley and the westerly lines of Lots 55 thru 59 respectively, South 38°49'48" West, a distance of 120 feet to the northerly line of Dyke Street, variable width; thence along the northerly line of said Dyke Street, North 51°10'12" West, a distance of 10 feet to a point on the westerly right of way line of said alley to be vacated; thence along said westerly line and along the westerly line of Lot 60 in said Amended Plan of Glenwood, North 38°49'48" East, a distance of 120 feet to a point on said southerly line of Herbert Way; thence along said southerly line South 51°10'12" East, a distance of 10 feet to the point and place of beginning.

Containing 1,200 square feet per a survey dated 6/23/2021 by Amy Hopkins, PLS, Pennsylvania Registered Professional Land Surveyor license number SU075298.

To the Council of the City of Pittsburgh

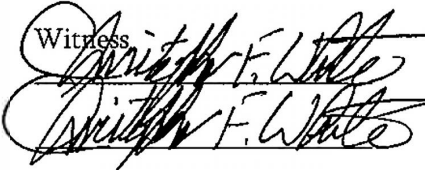
We, the undersigned, being all of the property owners in interest and number, abutting upon the line of:

Lot & Block & Address of applicant property: 57-G-117
 Lot & Block & Address of abutting property: 57-G-120
 Lot & Block & Address of abutting property: _____
 Lot & Block & Address of abutting property: _____
 Lot & Block & Address of abutting property: _____

Respectfully petition Your Honorable body for the passage of a resolution vacating, dedicating or encroaching on the above listed right-of-way and in consideration of the premises, and for the purposes of inducing the corporate authorities of said City to enact a resolution for said purpose, we do hereby stipulate, covenant and agree to release and forever discharge, said City from any and all claims for damages whatsoever which we, or either of us, may, might, or could have, or claim, for any reason of the vacation or encroachment of said public highway between said terminal points: and we further agree to indemnify, save harmless and defend said City from any claims and from the payment of any damages whatsoever resulting to any property owned by us, or either of us, or by any persons whatsoever, abutting or non-abutting, for or by reason of said vacation or encroachment.

We further waive the right to ask for the appointment of Viewers to ascertain and assess any damages caused by such vacation or encroachment, and in the event of any Viewers proceeding being made necessary for or by reason of the passage of such resolution, we do hereby jointly and severally agree and bind ourselves, our heirs, executors, administrators, successors and assigns to pay or cause to be paid to the handbills and any other expense incurred in such Viewers' proceedings, and that said amount shall be forthwith paid upon the City Solicitor certifying to the City Treasurer the amount of said costs.

IN WITNESS WHEREOF, We have hereunto set our hands and seals as of the
9th Day of December, 2021.

Witness


Property Owners: (Please Sign & Print L&B)
57-G-117 (seal)
 Applicant: Signature & Lot & Block
57-G-120 (seal)
 Abutting 1: Signature & Lot & Block _____ (seal)
 Abutting 2: Signature & Lot & Block _____ (seal)
 Abutting 3: Signature & Lot & Block _____ (seal)
 Abutting 4: Signature & Lot & Block _____

Personally came Kenneth Brian Knapp who being duly sworn says that he is personally acquainted with the owners of the property fronting or abutting upon the within described highway, and that he or she knows said petition is signed by all of said owners, and that the signatures of said petition are the proper and genuine signatures of said owners.

Sworn and subscribed before me this 9th of Dec, 2021



Commonwealth of Pennsylvania - Notary Seal
 Kassandra Morgavo, Notary Public
 Allegheny County
 My commission expires July 27, 2025
 Commission number 1317136

Member, Pennsylvania Association of Notaries



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

May 11, 2021

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

RE: Vacation of portion of Nashville Way between Dyke and Herbert
15th Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Brian Knapp of Kerotest Manufacturing Corporation regarding their request to vacate a portion of Nashville Way at the above-referenced location.

Based on the drawings provided to Peoples, the proposed street vacation will not interfere with our gas facilities in this area.

Peoples has no objection to the proposed street vacation.

Sincerely,

Janice Saltzman
Land Department

Brian Knapp

From: GBachism@nisource.com
Sent: Thursday, May 6, 2021 11:26 AM
To: Brian Knapp
Subject: Re: FW: Request for approval of Street Vacation

Hi Brian,

Columbia Gas does not has facilities in this area.

Thank You.

Grace Bachism
Sr. Operations Coordinator
Columbia Gas of Pennsylvania
Office-724-250-2603
Cell Phone-724-797-7051
gbachism@nisource.com

From: Brian Knapp <bknapp@kerotest.com>
To: "gbachism@nisource.com" <gbachism@nisource.com>,
Date: 05/06/2021 10:54 AM
Subject: FW: Request for approval of Street Vacation

USE CAUTION: This email was sent from an external source. Think before you click links or open attachments. If suspicious, please forward to security@nisource.com for review.

Good morning Grace,

Just wanted to follow-up on below. Is there anything additional needed from me on this?

Thank you,
Brian

From: Brian Knapp
Sent: Thursday, April 22, 2021 9:29 AM
To: 'gbachism@nisource.com' <gbachism@nisource.com>
Subject: Request for approval of Street Vacation

Good morning Grace,

I am beginning the process of applying for a street vacation with the City of Pittsburgh. Specifically an abandoned one block street / alley named Nashville Way or Nashville Street which previously connected Dyke Street and Herbert Way in Hazelwood (15207). According to the application, documentation from your utility stating approval / easement / agreement is required. Please advise what is needed to begin the process.

Kerotest Manufacturing Corporation is the applicant. Kerotest is the owner of adjacent property on either side of Nashville Way...

Brian Knapp

From: Barren, Daniel (Dan) <daniel.barren@verizon.com>
Sent: Tuesday, July 13, 2021 3:37 PM
To: Brian Knapp
Subject: Re: [E] RE: Street Vacation Request - Hazelwood

Hi Brian.
We have nothing here, no objections from Verizon on this.
thanks.

On Tue, Jul 13, 2021 at 8:33 AM Brian Knapp <bknapp@kerotest.com> wrote:

Good morning Dan,

Just following up on the street vacation request in Hazelwood. Do you have everything you need?

Thank you,

Brian

Brian Knapp

Controller

Kerotest Manufacturing Corp.

412-521-6556 Direct Dial

bknapp@kerotest.com





June 25, 2021

Mr. Brian Knapp
Kerotest Manufacturing Corp.

Dear Mr. Knapp:

As the construction contact for Comcast, I am responding to your inquiry regarding an encroachment at Nashville Way in the Hazelwood section of the City of Pittsburgh, as described in your June 25, 2021, inquiry to Comcast.

As such, Comcast has no conflicts at this location.

Please let us know if you need any further information or confirmation.

Thank you.

Gene Levi

Eugene Levi
Comcast Cable Communications Inc
Construction / Engineering
Eugene_Levi@cable.comcast.com
412-996-4188 (c)

Cc: Jennifer M. Cloonan, Director, External & Government Affairs
Comcast – Keystone Region
Jennifer_Cloonan@comcast.com

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: July 13, 2021
Subject: Proposed Vacation of Portions near Nashville Way

The following is in response to the attached 6/24/2021 request regarding the vacation of portion near Nashville Way (Dyke St and Renova Street) in the 15th Ward of the City of Pittsburgh.

1. The Water Mapping indicates that there are no PWSA waterlines within the proposed street vacation.
2. The Sewer Mapping indicates that there is no PWSA sewerlines within the proposed street vacation.

PWSA has no objection to the vacation of said street.

In order for PWSA to maintain accurate records in our mapping, we respectfully request confirmation of the Council approval or denial of this proposed vacation.
If approved by Council, please include the final resolution complete with assigned resolution number.

Attachment

cc: Nicole Kolesar
Jennifer Massacci, Department of Mobility and Infrastructure
PWSA File



dyke st X Q

Show search results for dyke st

