

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

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

From: Director Karina Ricks 

CC: Jen Massacci  Jeff Skalican, Deputy Director

Date: July 8, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 845 Western Avenue, in the 22nd Ward, 1st Council District, as shown on the attached plan. A copy of the request is also attached.

MELWOOD MANOR LLC, is proposing to install gooseneck lighting to light the front façade of 845 Western Ave. This type of lighting is typical, appropriate and historical, and has been reviewed and approved by the historic review commission.

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

July , 2021

President and Members
City Council
City of Pittsburgh

**RE: 845 WESTERN AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 845 Western Avenue, in the 22nd Ward, 1st Council District, as shown on the attached plan. A copy of the request is also attached.

MELWOOD MANOR LLC, is proposing to install gooseneck lighting to light the front façade of 845 Western Ave. This type of lighting is typical, appropriate and historical, and has been reviewed and approved by the historic review commission.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeffrey Skalican', written over a blue horizontal line.

Jeffrey Skalican for Karina Ricks, Director
Deputy Director

KR:JM
Attachments



citySTUDIO

To: Department of Mobility and Infrastructure
RE: 845 Western Ave Encroachment
May 17, 2021

The purpose of this encroachment application is to install gooseneck lighting to light the front façade of 845 Western Ave. This type of lighting is typical, appropriate and historical, and has been reviewed and approved by the historic review commission. It projects 18" and is more than 10' above grade. Because the façade is a 0' setback, there is no other historical option for façade or exterior lighting.

Thank you,

A handwritten signature in black ink, appearing to read "R. England", written in a cursive style.

Ryan England



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: June 23, 2021

Applicant Name: Ryan England, CityStudio

Property Owner's Name (if different from Applicant): Melwood Manor LLC (owner)
Live Fresh Juicery (Tenant)

Address: 845 Western Avenue, Pittsburgh 15233

Phone Number: 412-345-1999 Alternate Phone Number: _____

Location of Proposed Encroachment: 845 Western Ave, Front Facade

Ward: 22nd Council District: 1 Lot and Block: 8-A-43

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

Planning/Zoning Case OneStop Number (if applicable): ZDR- 2021-03278

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

Width of Existing Right-of-Way (sidewalk or street): 10'-1" (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 27'-6" (Before encroachment)

Width of Proposed Encroachment: 1" (twice)

Length of Proposed Encroachment: 18" (twice)

Number of feet the proposed object will encroach into the ROW: 1'-6" (twice)

Description of encroachment: (2) Gooseneck Lights

Reason for application:

Two New Gooseneck Lights over Business Wall-Mounted Sign

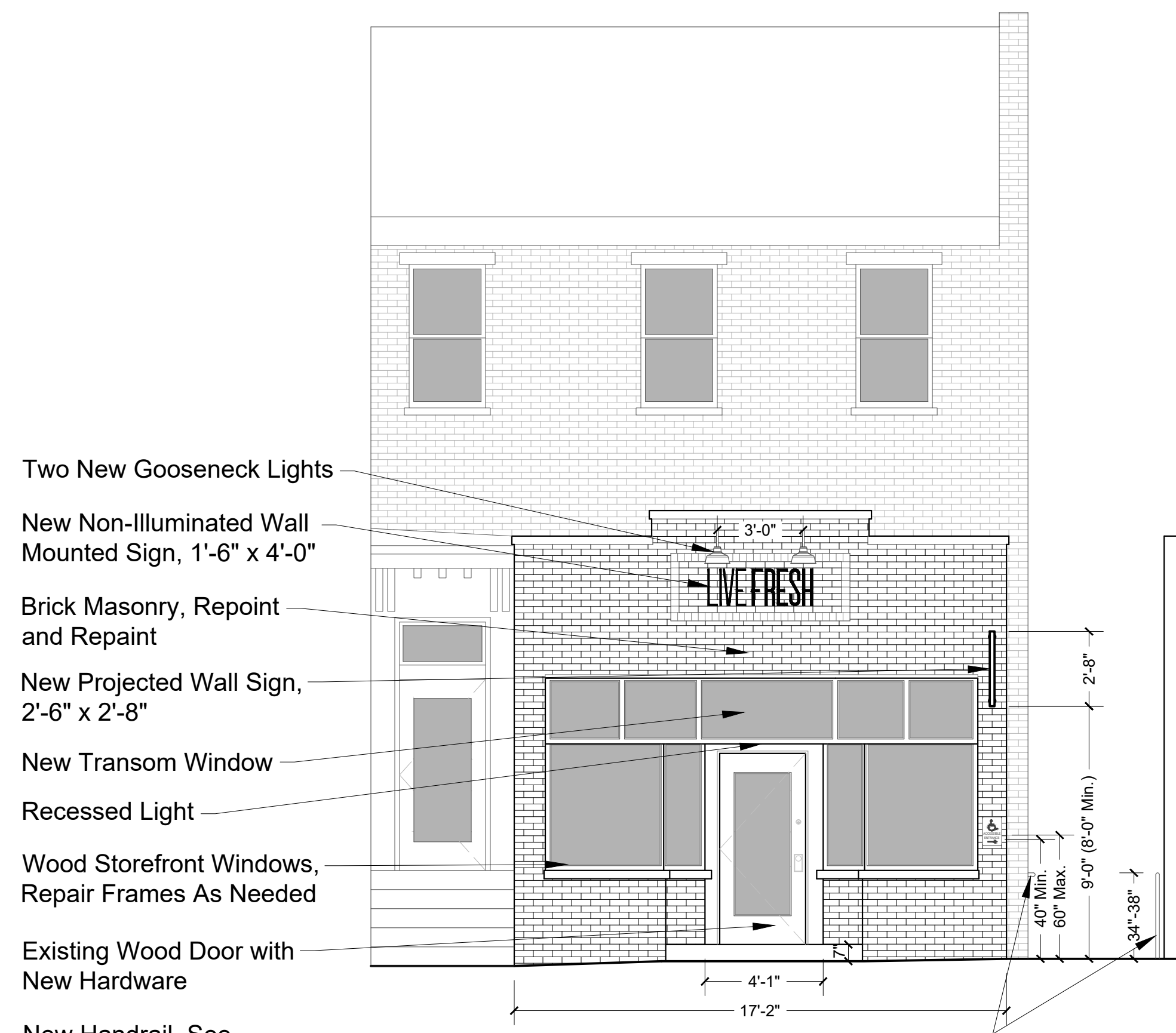


REVISIONS:

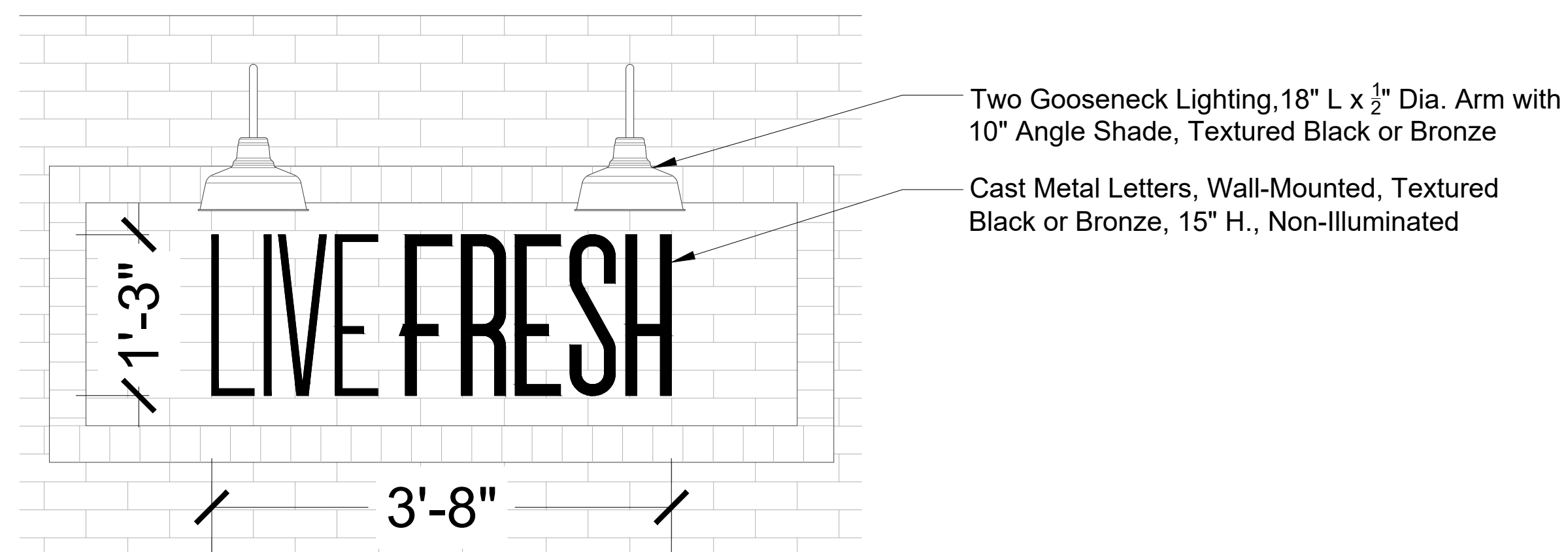
DRAWN: NK CHECKED: RE/MO

845 Western Avenue

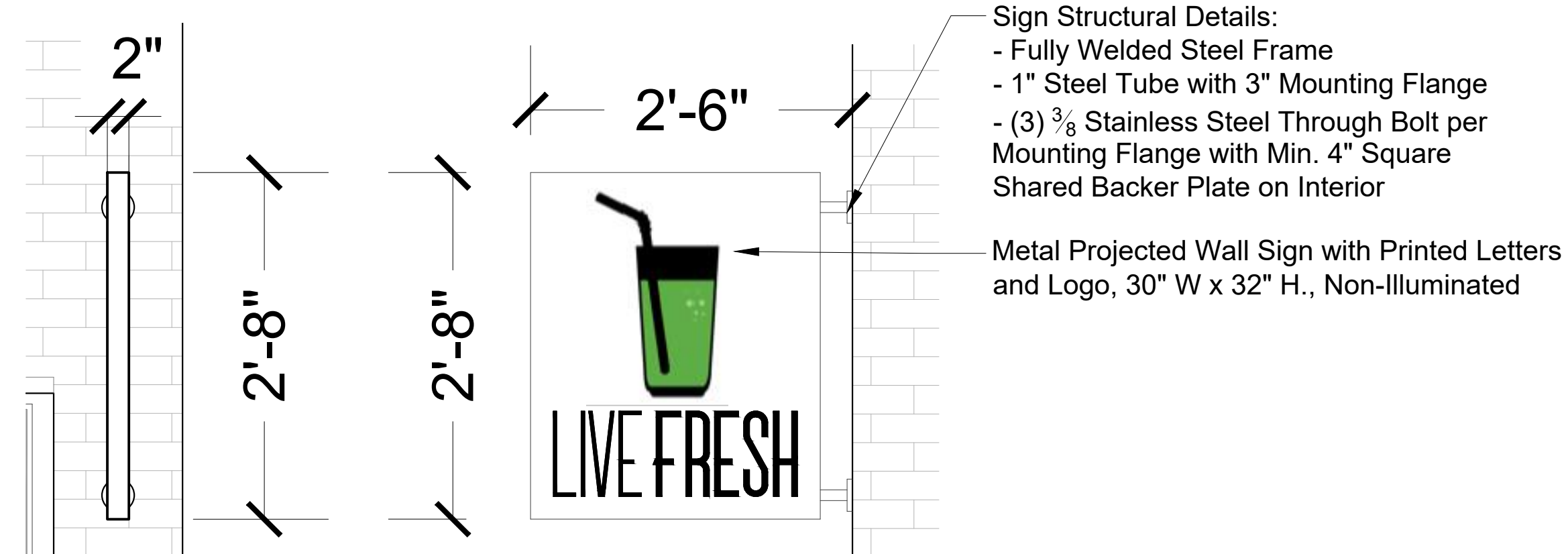
A2.2
PROPOSED
ELEVATIONS



1 PROPOSED FRONT ELEVATION
Scale: 1/4"=1'-0"



2 PROPOSED WALL MOUNTED SIGN
Scale: 1"=1'-0"



3 PROPOSED PROJECTED WALL SIGN
Scale: 1"=1'-0"



4 PROPOSED SIDE ELEVATION
Scale: 1/4"=1'-0"

RETAIL RENOVATION
845 WESTERN
AVE
 PITTSBURGH, PA 15233

PERMIT SET

DATE ISSUED: Mar. 11, 2021

PROJECT LOCATION:
 845 Western Avenue
 Pittsburgh, PA 15233

PROJECT OWNER:
 Homestead Two, Inc.
 114-118 East 8th Avenue
 Homestead, PA 15120

ARCHITECT:
 Milton Ogot, ARCHITECT
 320 Anthon Drive
 Pittsburgh, PA
 412-519-2897

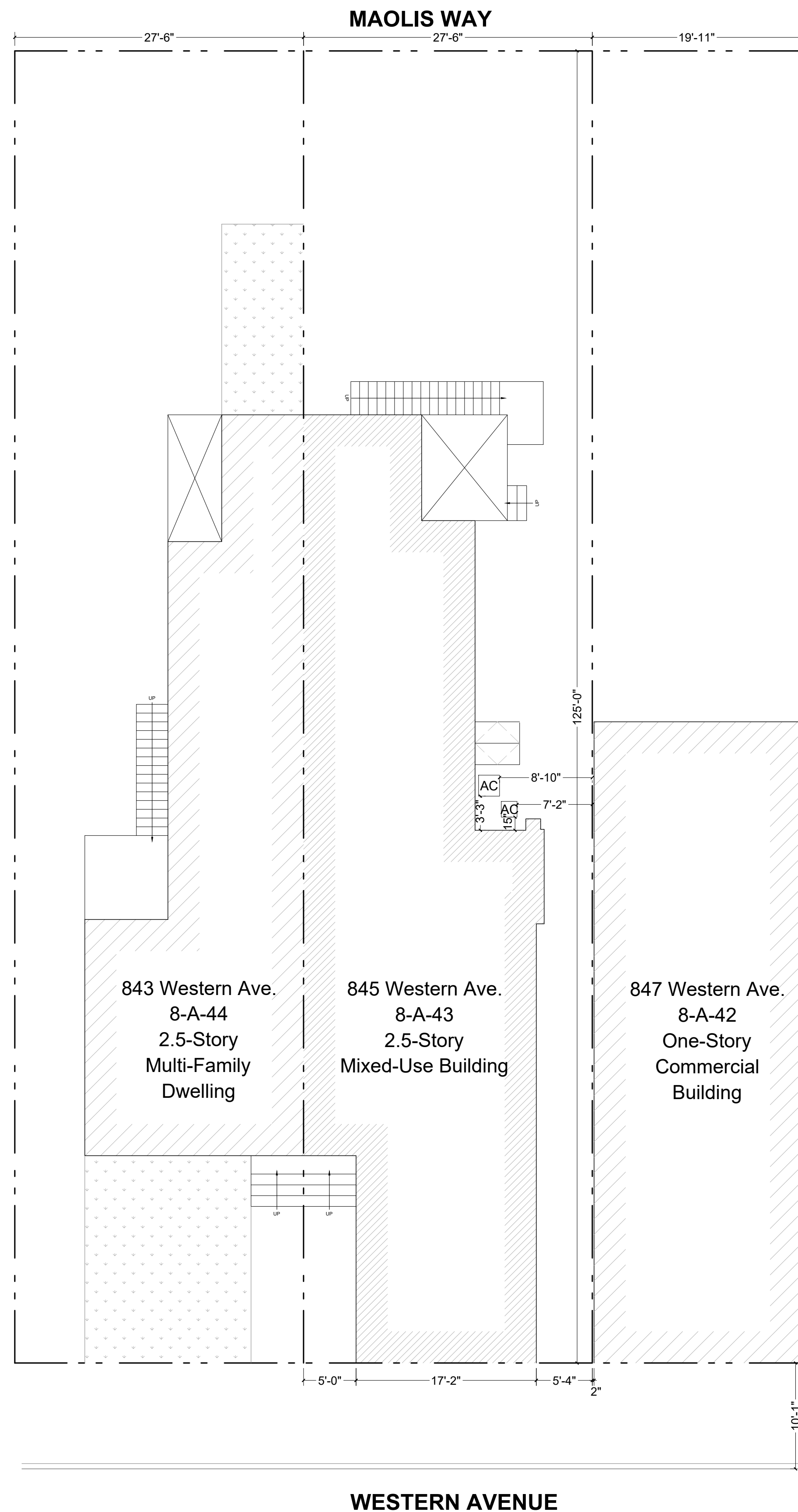


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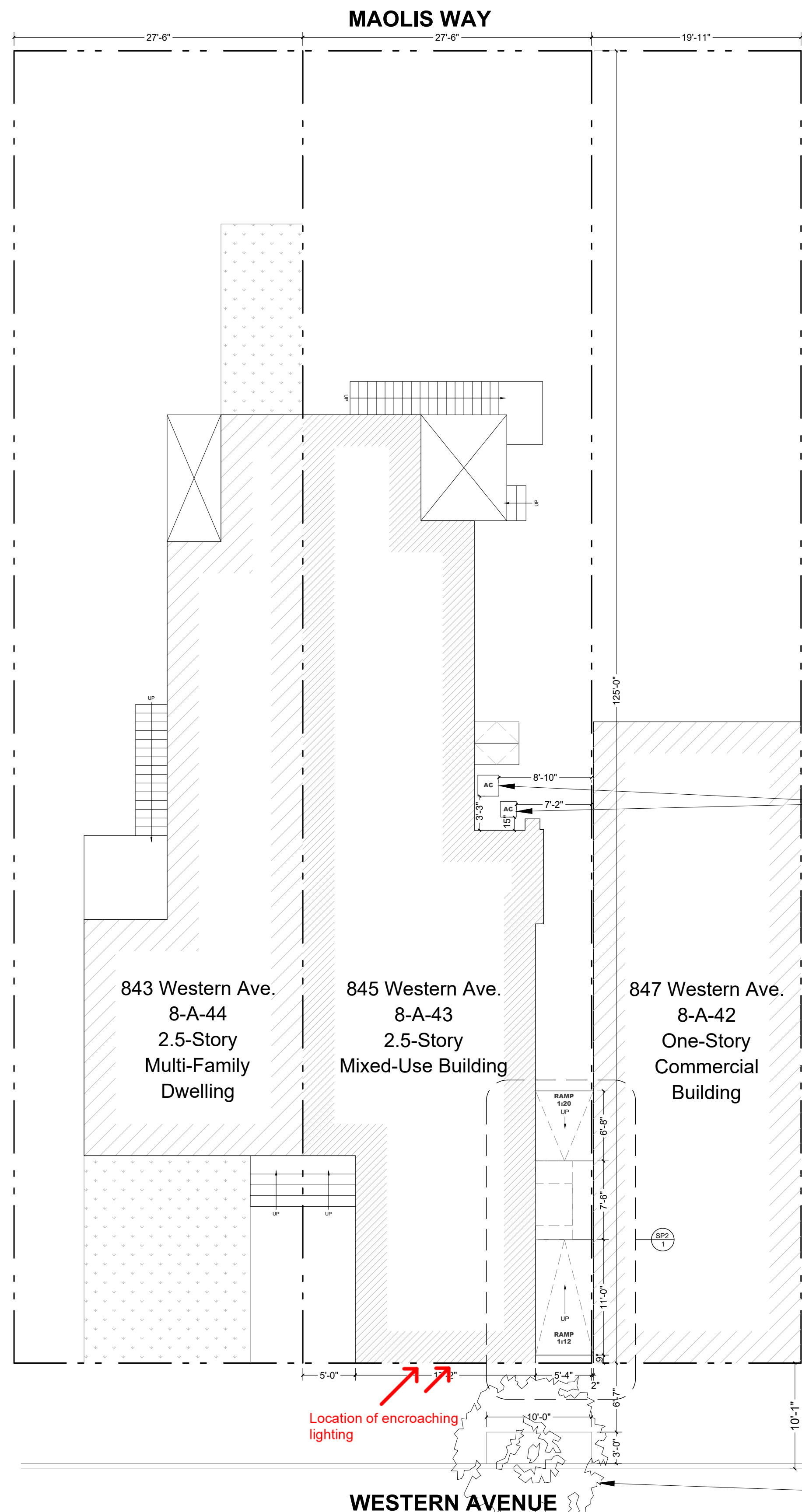
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845 Western Avenue

SP1
 SITE PLAN



1 EXISTING SITE PLAN
 Scale: 1/8"=1'-0"



2 PROPOSED SITE PLAN
 Scale: 1/8"=1'-0"

Note: Signage is not part of DCP-ZDR-2021-03278 and will be applied for separately.

Existing AC Condensers

Proposed 3'-0" x 10'-0" Tree Pit, Street Tree (Dogwood, Cornelian Cherry, Cornus mas 'Golden Glory'; 1.5"-2" Caliper Min.)

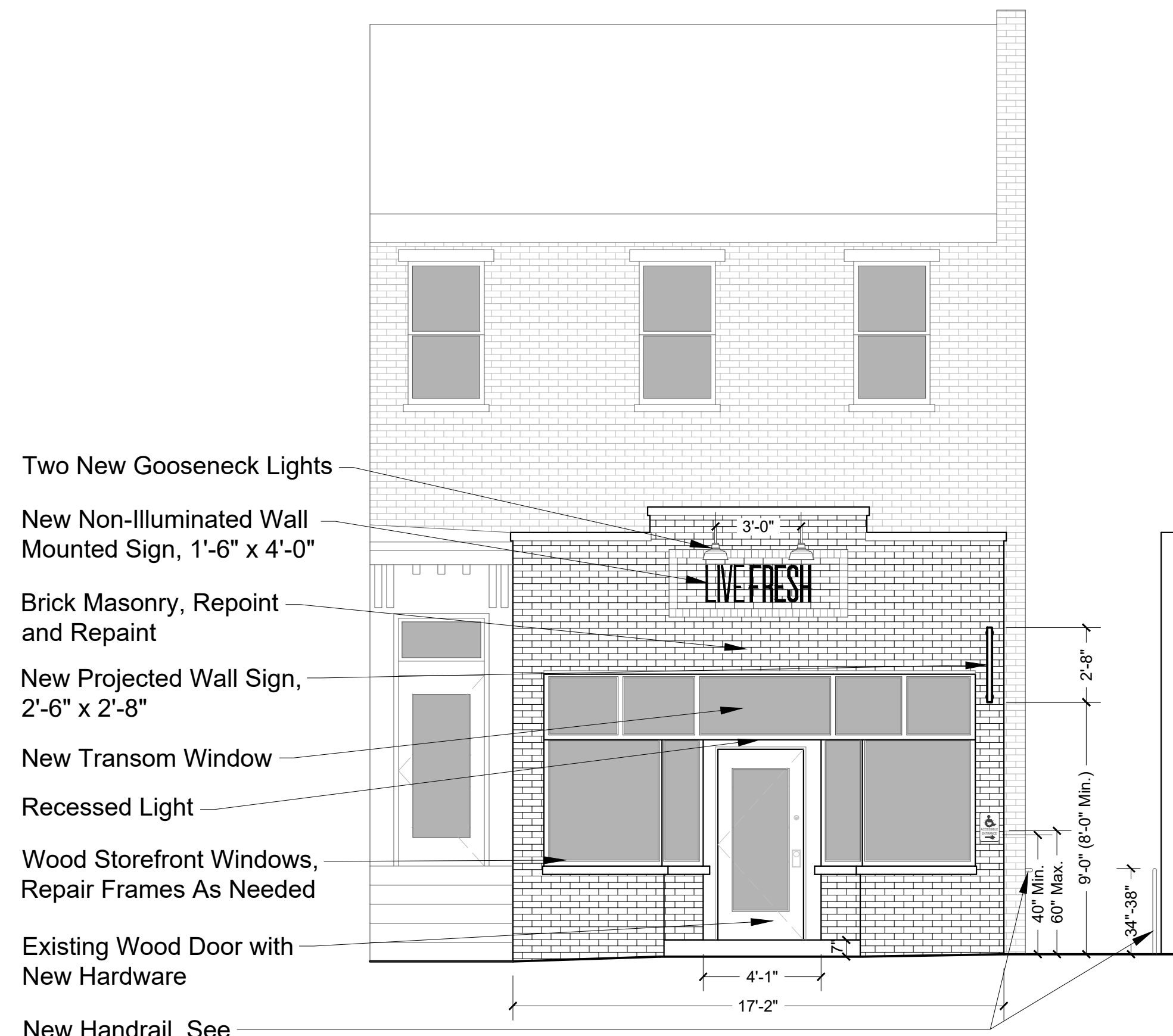


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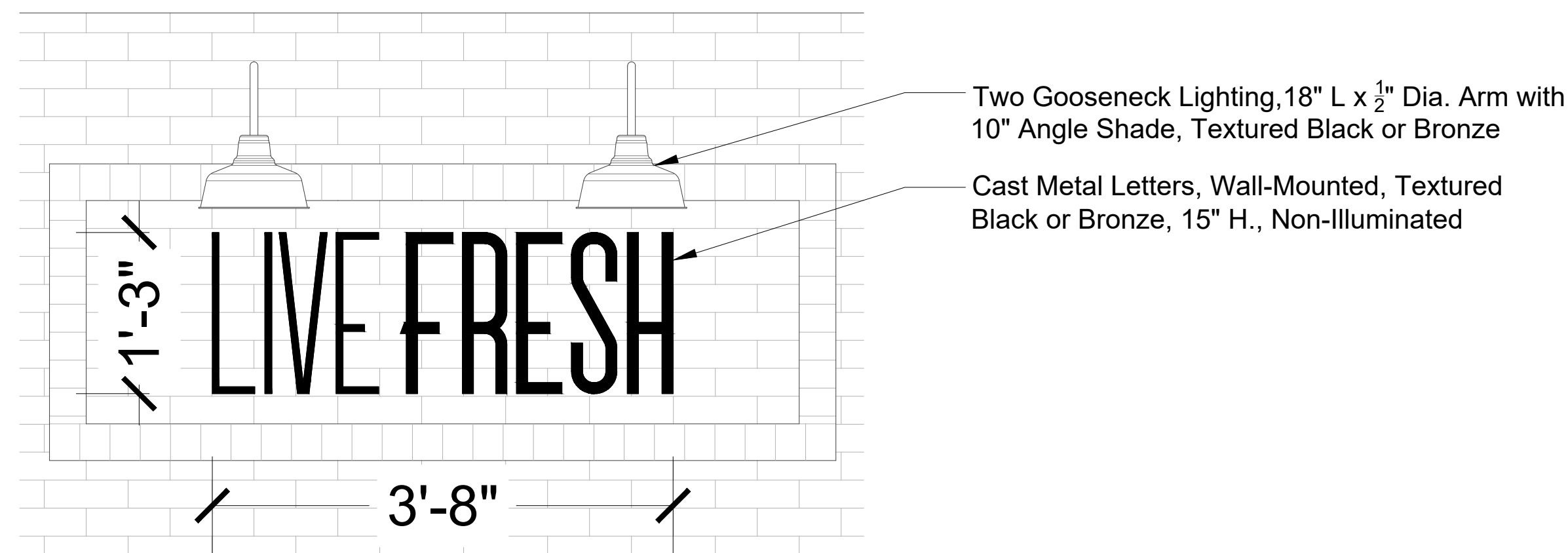
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845 Western Avenue

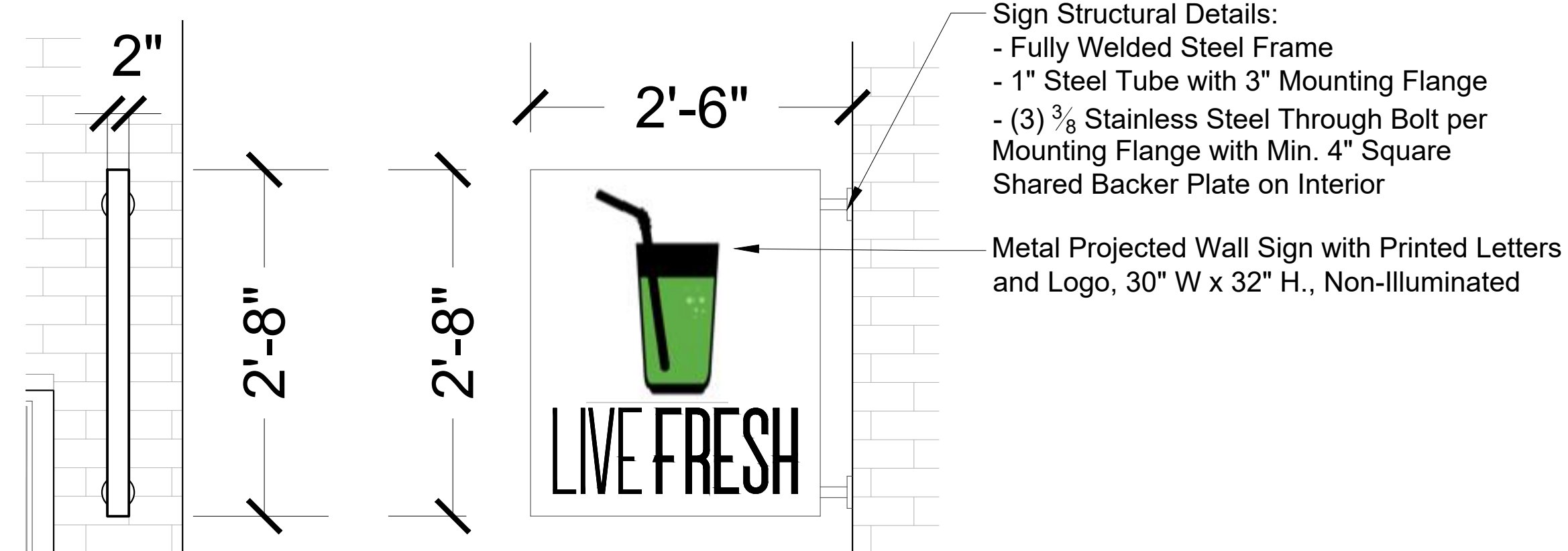
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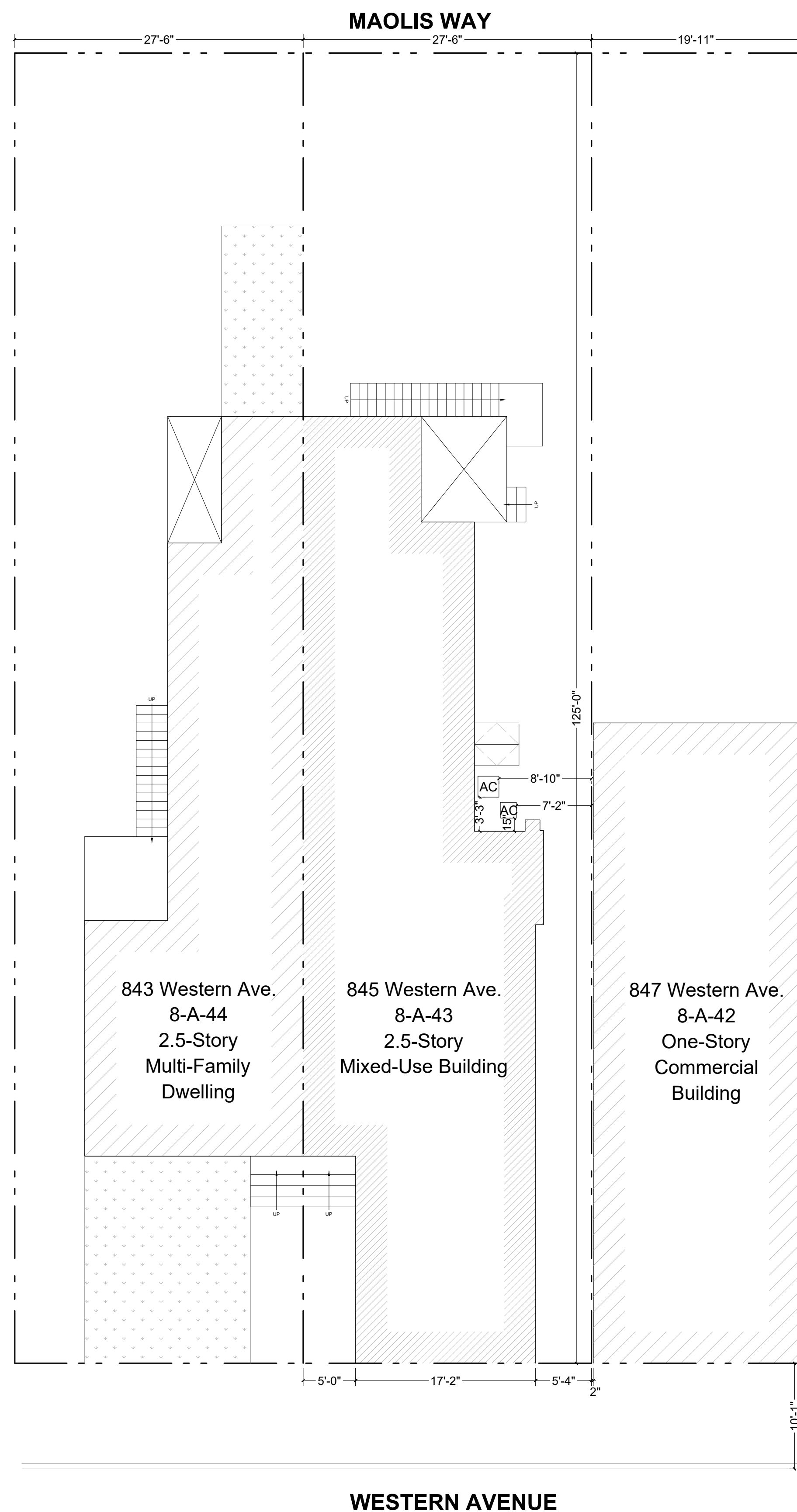


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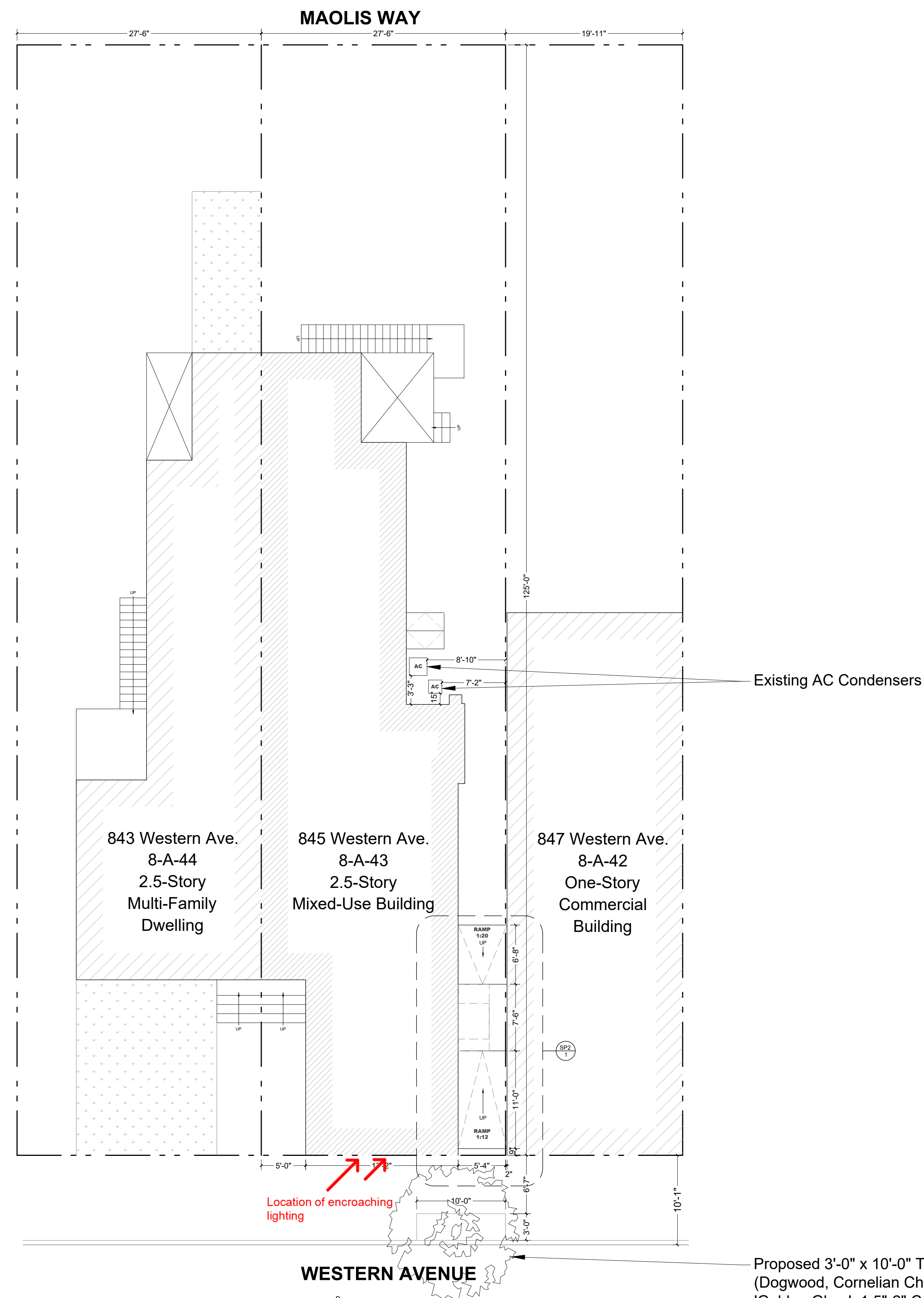
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