

ED GAINEY
MAYOR




JENNIFER GULA
DIRECTOR & TREASURER

CITY OF PITTSBURGH
DEPARTMENT OF FINANCE
CITY-COUNTY BUILDING

Memorandum

TO: Kimberly Lucas, Director, DOMI

FROM: Jennifer Gula, Director, Finance Department 

DATE: July 5, 2023

REF: Vacation – Portion of Unnamed Way in the 14th Ward

You requested a review for a vacation of a portion of an unnamed right-of-way in the 14th Ward. The Finance Department has no objection to this vacation. This vacation will allow the adjacent property owners to consolidate their properties for expansion purposes. The total area of this vacation is 450 square feet and is zoned R1D-L.

Since this portion of the right-of-way is presently unopened and unused for street or pedestrian purposes and the City has no intention to open this right-of-way the Finance Department, in line with Law Department policy, places no price or charge for this vacation.

Submitted by 
Amanda Lopata, Sales Coordinator

Approved by 
Aaron Pickett, Collections Manager

cc: Amanda Lopata
Aaron Pickett



STREET VACATION APPLICATION

Date: November 7, 2022

Applicant Name: Carl A. Katz

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

Address: 600 S. Linden Ave. Pittsburgh, PA 15208

Phone Number: _____ Alternate Phone Number: _____

Email Address: ann112358@yahoo.com

Location of Proposed Vacation: Behind property owner's address

Ward: 14 Council District: 11 Lot and Block: 126-J-40

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

Is the proposed vacation developed? Yes No

Width of Existing Right-of-Way (sidewalk or street): See survey provided (Before vacation)

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

Width of Proposed Vacation: 20' ROW

Length of Proposed Vacation: 45'

Number of square feet of the proposed vacation: 450 sq. feet

Description of vacation: Vacating 45 feet at end of paper alley (Lacy Way behind 600 Linden Ave)

Reason for application:

Let the homeowner move the 30 ft setback back 10 feet which will accomodate an addition to the house to provide one-floor living for elderly homeowner

Carl Katz
600 S. Linden Ave.
Pittsburgh, PA 15208

August 19, 2022

Kim Lucas, Director
Department of Mobility & Infrastructure
414 Grant Street, 215 B
Pittsburgh, PA 15219

Statement of Intent: Proposed vacation of paper alley behind parcel 126-J-40

We are applying for the vacation of a paper alley that extends 45 ft. into the 70 ft. back lot line of parcel 126-J-40 (600 S Linden Ave., 15208).

On paper, the alley (Lacy Way) runs northeast from Fennimore Street to my lot, but it is only open from Fennimore for approximately 200 feet. At that point garages and fences effectively close it to any kind of traffic, including foot traffic. It ends part way through my lot, so there is no access from that direction either.

I am planning a one-story addition to the rear of my house. The addition we have planned extends approximately eight feet into the current 30-foot setback to allow for ADA compliant spacing. Vacating this section of Lacy Way will allow me (age 82) to live on one floor of my three-story home for the foreseeable future. There are no plans for building on or improving the vacated space other than landscaping (which I already do.)

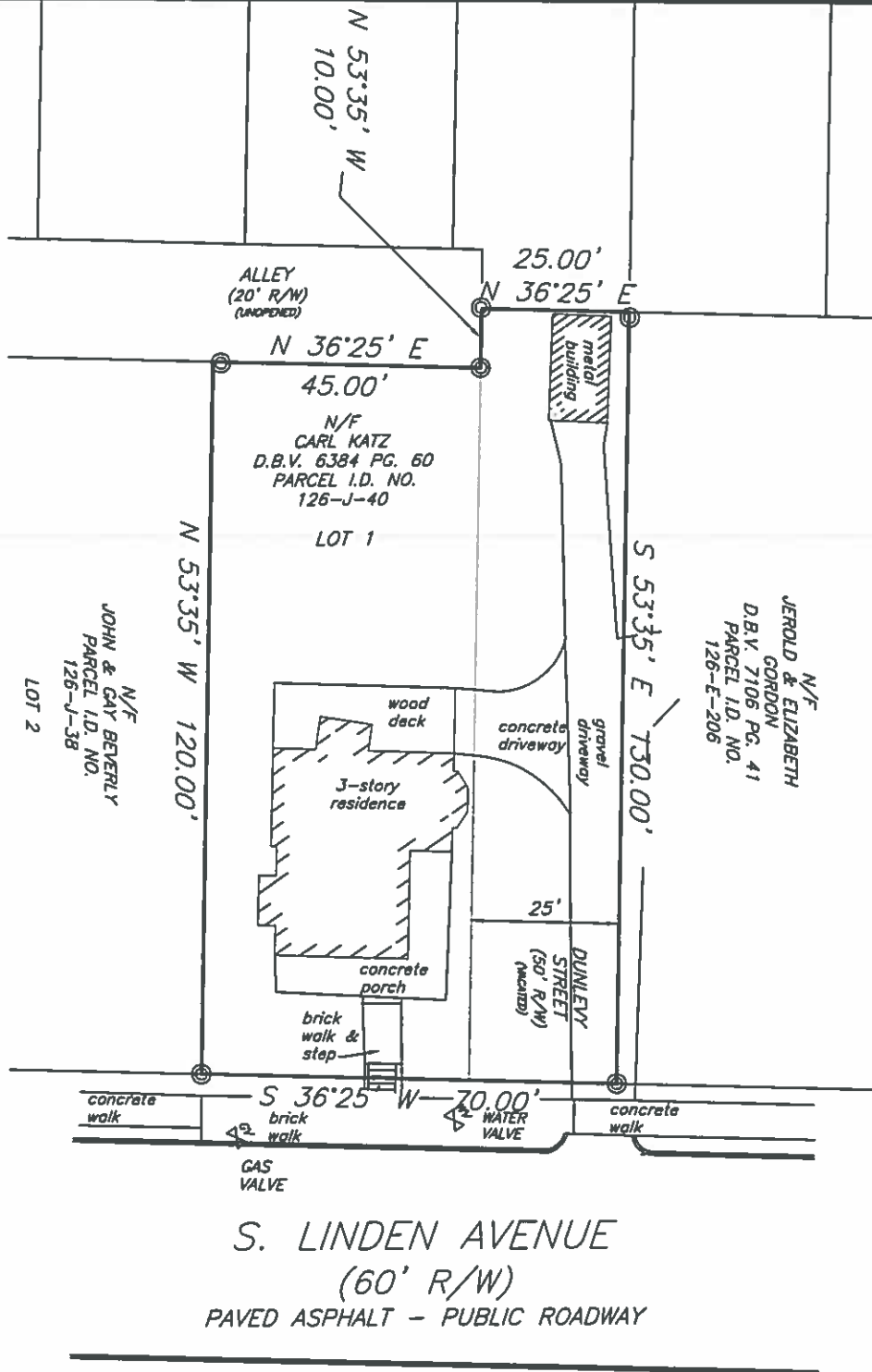
Thank you for your attention to this matter.



Carl Katz, homeowner
crlktz@aol.com
412-303-0876

Ann Coleman, contact
ann112358@yahoo.com
703-715-0930

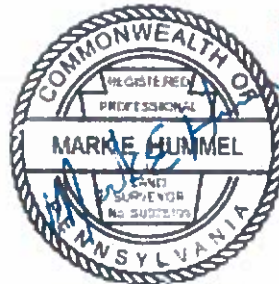
Name: 22-209 Katz-2022-07-02.dwg File Location: C:\Users\mhummi\OneDrive\Arpenieur, LLC\ASIGNED JOBS 2022\22-201 thru 22-250\22-209 Katz\Survey\Drawings Plot Date: 7/5/22



S. LINDEN AVENUE
(60' R/W)
PAVED ASPHALT - PUBLIC ROADWAY

Boundary Survey

Carl A. Katz
600 S. Linden Avenue
Pittsburgh, Allegheny County, Commonwealth of Pennsylvania



DRAWN BY:	jcd
REVIEWED BY:	MEH
DATE:	3-14-2022
SCALE:	1"=30'
PROJECT NUMBER:	22-209

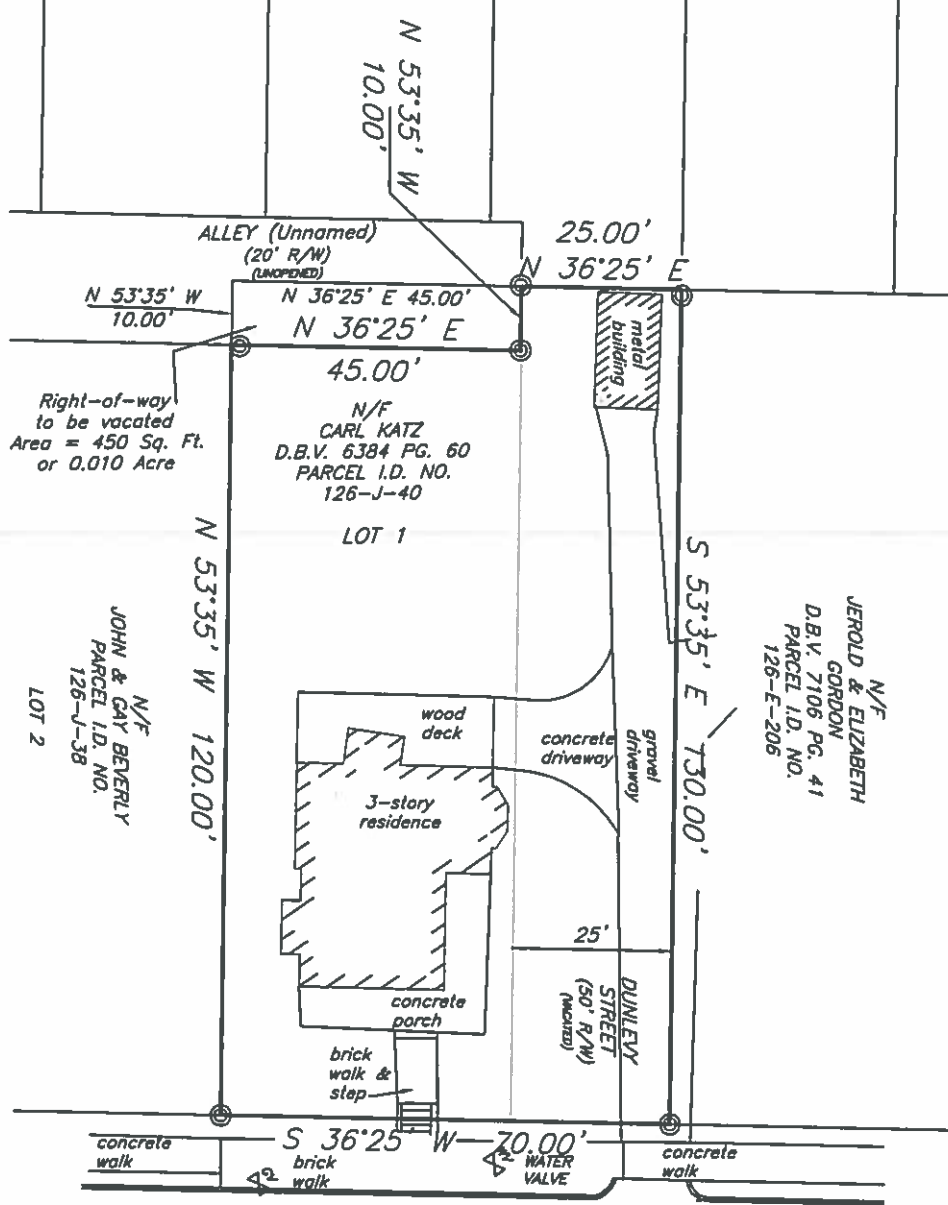
Description
600 S. Linden Street
Pittsburgh, PA

A parcel of land lying and being in an alley between Lots 1 and 7 in the recorded plan for Mrs. Elisabeth Ann Hastings, in Plan Book Volume 5, Page 48, of the Public Records for Allegheny County, Pennsylvania and being more particularly describe as follows:

Beginning at the northwestern most corner of said Lot 1, thence, North 53°35' West along the extension of Lot 1 and 2, 10.00 feet, thence North 36°25' East, departing from said extension, a distance of 45.00 feet to the west right-of-way line of the vacated Dunlevy Street, as vacated in Ordinance 386 and 387 and the east line of said Lot 1 extension, thence South 53°35' East, along said vacated line and said Lot line extension, 10.00 feet to the north of said Lot 1; thence South 36°25" West, along said North line, 45.00 feet to the Point of Beginning.

Area = 450 square feet or 0.010 acres.

Name: 22-209 Katz-2022-07-02.dwg File Location: C:\Users\mhummm\OneDrive\Arpen-teur, LLC\A SIGNED JOBS 2022\22-201 thru 22-250\22-209 Katz\Survey\Drawings Plot Date: 8/30/22



PA ONE CALL
SERIAL No. 20222100462

UTILITY OWNERS:
Duquesne Light Co. - No Facilities
Peoples Gas Co. - No Facilities
Pittsburgh DOMI - No Facilities
PWSA - No Facilities
Verizon - No Facilities

S. LINDEN AVENUE
(60' R/W)
PAVED ASPHALT - PUBLIC ROADWAY

Boundary Survey

Carl A. Katz
600 S. Linden Avenue
Pittsburgh, Allegheny County, Commonwealth of Pennsylvania



DRAWN BY:	jcd
REVIEWED BY:	MEH
DATE:	08-30-22
SCALE:	1"=30'
PROJECT NUMBER:	22-209
1 of 1	

To the Council of the City of Pittsburgh

We, the undersigned, being all of the property owners in interest and number abutting upon the right of way of Lacy Way, unopened, located at the rear of 600 S. Linden Ave.:

Lot, block, and address of Applicant Property: 126-J-40, 600 S Linden Ave., 15208

Homeowner: Carl A. Katz Phone: 703-715-0930 Email: crlktz@aol.com
Contact: Ann Coleman 412-303-0876

Lot, block, and address of abutting property: 126-E-132, 543 Hastings

Homeowner: Bayley Conroy Phone: 412-720-8583 Email: bayley.conroy@gmail.com

Lot, block, and address of abutting property: 125-E-133, 601 Hastings

Homeowner: Benjamin Miller + Sam Morrison Phone: 516-316-9278 Email: benmiller314@gmail.com

Block, and Address of abutting property: 126-E-134, 605 Hastings

Homeowner: James Kelly Phone: 412 303-2506 Email: jmkelley@carlow.edu
gms@carlow.edu

Lot, Block, and Address of abutting property: 126-J-38, 604 S Linden Ave.

Homeowner: John and Gay Beverly Phone: 412 600 4963 Email: gsbeverley@gmail.com

Respectfully petition Your Honorable body for the passage of a resolution vacating 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 resolutions 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 claim for any reason of the vacation of said right of way between said terminal points (see accompanying survey); 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.

We further waive the right to ask for the appointment of Viewers to ascertain and assess any damages caused by such vacation, 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 Viewer's 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

23rd Day of August, 2022

Lot and Block Witness

Homeowner (Sign and print L&B)

126-J-40 Ann Coleman Carl Katz
CARLKATZ 126-J-40
Sign / Print Lot & Block

Abutting Property Owners

126-E-132 Ann Coleman Bayling Amy 126-E-132
Sign / Print Lot & Block

126-E-133 Ann Coleman Benjamin Milk 126-E-133
Sign / Print Lot & Block

126-E-134 Ann Coleman James M. Kelly 126-E-134
Sign / Print Lot & Block

126-J-38 Ann Coleman Gay Beverley 126-J-38
Sign / Print Lot & Block

Personally came ANN COLEMAN who being duly sworn says that she is personally acquainted with the owners of the property abutting upon the within described right of way, and that 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

Karen J. Kandra
Notary Public

Sworn and before me this 23rd day of August, 2022

Commonwealth of Pennsylvania - Notary Seal
Karen J. Kandra, Notary Public
Allegheny County
My commission expires June 16, 2025
Commission number 1081443
Member, Pennsylvania Association of Notaries



October 11,2022

Brian Ralston
DOMI
CITY OF PITTSBURGH
611 2ND AVE
PITTSBURGH, PA 15219

Re: PROPOSED STREET VACATION

This document was prepared in response to the request made to Verizon Pennsylvania LLC

This is in response to your request for Verizon Pennsylvania LLC. to investigate if there will be any impacts made to Verizon facilities by the paper alley vacation at the rear of 600 S. Linden Avenue. According to the drawings provided Verizon has no existing facilities in this paper alley and will have no objection to the proposed property vacation.

Should you have any questions or concerns regarding these terms, please contact **Gary Redondo** (412)237-2293

Sincerely

Gary Redondo
Engineer –Network Operations Engineering
15 E Montgomery Place, Pittsburgh, PA 15212
O 412.237.2293 | M 412.667.8618
Gary.Redondo@verizon.com

To: Kim Lucas, Acting Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: 11/01/2022
Subject: Proposed Street Vacation at 600 S Linden Ave, Pittsburgh PA 15208-2813

The following is in response to the proposed Street Vacation request at

600 S Linden Ave, Pittsburgh PA 15208-2813 with the following scope of work:

Vacate portion of unopened unnamed alley in order to comply with setback requirements for ADA compliance.

1. There are no known PWSA waterlines within the area of the proposed Street Vacation.
2. There are no known PWSA sewer lines within the area of the proposed Street Vacation that will be impacted during the construction of the project. 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 Street Vacation under the conditions set forth above.



Jill Marie Groves
TEL 412.258.4691
MOBILE 412.588.4219
jill.groves@peoples-gas.com

September 16, 2022

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

RE: Request to Vacate Unnamed (unopened) Alley
Behind Parcels 126-J-38 and 126-J-40
14th Ward, City of Pittsburgh

Peoples Natural Gas Company (Peoples) was advised that the City of Pittsburgh is reviewing a request from Papernick & Gefsky, LLC to vacate the paper street behind the referenced property their client owns in the 14th Ward, City of Pittsburgh, Allegheny County, Pennsylvania.

Peoples has reviewed the area in question and can confirm that Peoples does not currently own or operate any gas facilities in the section to be vacated. Peoples has no objection to the proposed street vacation.

Sincerely,

Jill Marie Groves

Jill Marie Groves
Land Department



Michael Bichsel
Engineering

469 Hershey Rd, Penn Hills 15235 | Mail Drop PH-TD
Tel 412-393-2827 | Email: mbichsel@duqlight.com

VIA EMAIL: Marissa Levin <mlevin@papernick-gefsky.com>

Re: Street Vacation Request – 600 S. Linden Ave

To whom it may concern,

Duquesne Light has reviewed this request, and we have no issues. Based on your plans, there is no encroachment on DLC facilities.

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or shall be deemed to be a limitation, restriction, modification, or waiver of any of Duquesne Light's rights or remedies, either at law or in equity, in connection with any of the matters raised, all of which are expressly reserved.

Sincerely,

Michael Bichsel
Supervisor, Engineering
412.393.2827 (Office)
mbichsel@duqlight.com

Duquesne Light Company
469 Hersey Rd. Penn Hill, PA 15235
DuquesneLight.com

Resolution granting a vacation of an unused portion of Broad Street, in the 11th Ward, 9th Council District of the City of Pittsburgh.

WHEREAS, STELLA PROPERTY GROUP LLC, has requested this vacation, in order to consolidate their property, for the future development of a dog park.

All that certain piece or parcel of ground situate in the 11th Ward in the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Broad Street and the line of land N/F 6290 Broad Street Realty, LLC; thence S85°45'00"W with a distance of 168.87 feet to a point; thence continuing along the same S40°48'21"E with a distance of 55.50 feet to a point on the line of Lot No. 2 in the Revised Samakow Plan of Lots No. 2 as recorded in Office of Recorder of Deeds of Allegheny County in Plan Book Volume 245, Page 165; thence along Lot No. 2 in said plan N 11°06'08"E with a distance of 10.00 feet to a point on the southerly side of Broad Street; thence with an arc curving to the left having a radius of 421.57 feet and an arc length of 212.55 feet to a point the true place of beginning.

Said lot or piece of ground containing an area of 0.07 Acres (2867.2 sq.ft.).

Section 2. This portion of the right-of-way is presently open, The Finance Department in line with Law Department policy for a functioning right-of-way, places a price or charge for the vacation of the 2,867.2 square feet of functioning right-of-way, based on the average assessed value of the adjacent parcels at \$2.17 sq ft, at \$6,221.82.

Section 3. STELLA PROPERTY GROUP LLC, shall within sixty (60) days after the effective date of this resolution, must submit the payment of \$6,221.82 to the Treasurer of the City of Pittsburgh and record this vacation with the Allegheny County Department of Real Estate.