

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

February 16, 2021

President and Members
City Council
City of Pittsburgh

**RE: 110 S ATLANTIC AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 110 South Atlantic Avenue in the 8th Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

PEDANTIC LLC, is proposing to properly permit an existing concrete block planter that was built into the right of way, at 110 South Atlantic Ave.

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 1.29.2021

Applicant Name Darren Lloyd, mossArchitects

Property Owner's Name (if different from Applicant) Pedantic LLC

Address 110 S. Atlantic Avenue

Phone Number: 412.404.6113 Alternate Phone Number: 412.877.3528

Location of ~~Proposed~~ ^{Existing} Encroachment: Existing concrete block planter; built over property line

Ward: 8 Council District: 7 Lot and Block 50-R-280

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

Planning/Zoning Case OneStop Number (if applicable) ZDR DCP-ZDR-2020-05780

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

Width of Existing Right-of-Way (sidewalk or street): 10' ~~(Before encroachment)~~ encroachment is existing

Length of Existing Right-of-Way (sidewalk or street): n/a ~~(Before encroachment)~~ encroachment is existing

Width of ~~Proposed~~ ^{Existing} Encroachment: +/- 28"

Length of ~~Proposed~~ ^{Existing} Encroachment: +/- 33'-7"

Number of feet the proposed object will encroach into the ROW: 0

Description of encroachment: existing concrete block planter

Reason for application:
minor building renovations required a building permit and review by zoning to establish new certificate
of occupancy; zoning review req'd DOMI review of existing encroachment; encroachment is a small
concrete block planter that was built over property line by previous owners

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

1.29.2021

Dear Ms. Ricks,

Please review the attached encroachment permit application for an existing-to-remain, small concrete block planter along the sidewalk in front of the existing building at 110 South Atlantic Avenue. The planter was constructed +/- 28 inches over the property line some time ago prior to our client's acquisition of the property.

It is our understanding that the City has no record of this existing-to-remain condition and must receive a DOMI encroachment permit in order for the Zoning review to be complete and building permit formally issued for minor renovations of the existing building.

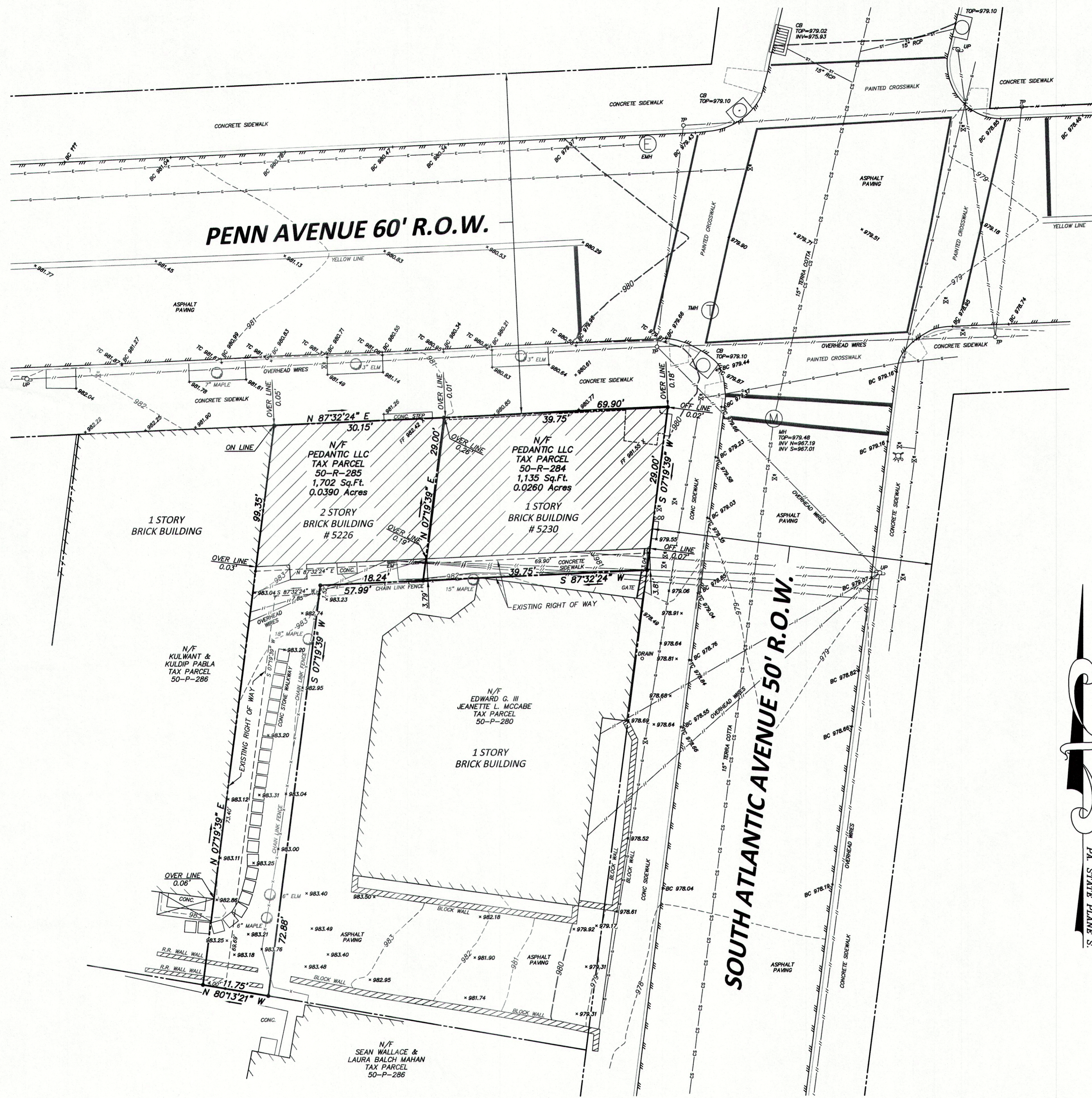
Photographs of the existing conditions, site plan, survey, and application fee have been provided/uploaded via OneStop. As required by the application, the necessary utility companies (water & gas; all other utilities are overhead/aerial) have been contacted regarding this existing condition. Our client/property owner is in the process of obtaining an insurance certificate for the planter wall encroachment as well.



Please let me know if you have any questions or require anything further. Thank you for your time and consideration.

Sincerely,

Darren M. Lloyd, RA LEED AP
Associate Principal



PENN AVENUE 60' R.O.W.

SOUTH ATLANTIC AVENUE 50' R.O.W.

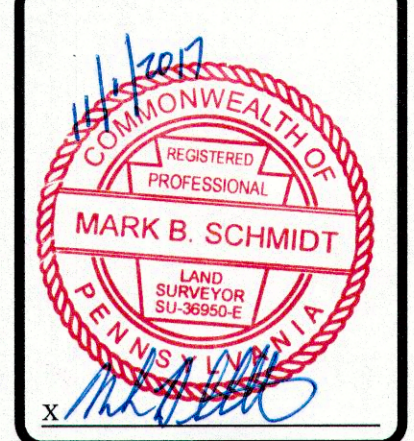
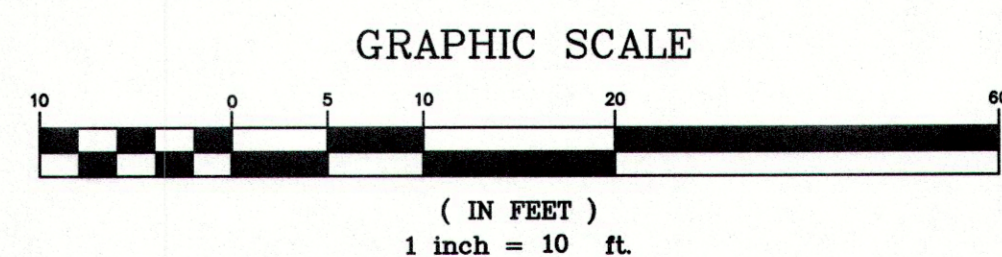
GENERAL NOTES:

1. ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO NORTH AMERICAN DATUM OF 1983 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
2. TOPOGRAPHIC MAPPING IS BASED ON FIELD MEASUREMENTS. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. UTILITY NOTE: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 420030354H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2014, FOR COMMUNITY NO. 4200630354H, IN ALLEGHENY COUNTY, STATE OF PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

FLOOD INFORMATION
 ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

—	OVERHEAD ELECTRIC LINE	—	COMBINED SEWER LINE
- - -	UNDERGROUND ELECTRIC	SMH	MANHOLE
UP	UTILITY POLE	CO	CLEANOUT, VENT
GW	GUIDE WIRE	STW	STORM SEWER
EM	ELECTRIC METER/BOX	SMH	STORM MANHOLE
TRANS	ELECTRIC TRANSFORMER	CB	CATCH BASIN
LP	LIGHT POLE	YD	YARD DRAIN
—	GAS LINE	EW	END WALL
GV	GAS VALVE	TMH	COMMUNICATION MANHOLE
GM	GAS METER	CB	COMMUNICATION BOX
—	WATER LINE	—	COMMUNICATION LINE
WB	WATER BOX	—	EDGE OF PAVEMENT
WV	WATER VALVE	—	SURVEY MARKERS
PH	HYDRANT	BH	BORE HOLES
		B	BOLLARDS



ENGINEERING LAND SURVEYORS
 ESTABLISHED 1960
 www.hampton-technical.com

Corporate Office
 Elms Technical Center
 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONES: (412) 781-9660
 FAX: (412) 781-5904

Mars Office
 123 Ridge Road, Suite B
 Valencia, PA 16059
 PHONE: (724) 625-4544
 FAX: (724) 625-4549

DATE ISSUED:	PROJECT STATUS:
10-24-17	
REVISIONS:	
NO.	DESCRIPTION
	DATE

DRAWING ORIENTATION

PROJECT TITLE:
TOPOGRAPHICAL SURVEY
NO. 5226, 5230 PENN AVENUE

CLIENT ADDRESS:
 HENRY SIMONDS
 601 ST. JAMES STREET PITTSBURGH, PA 15223

PROJECT LOCATION:
 8TH WARD CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PA

DRAWN BY: J.N. **CHECKED BY:** C.S.

CAD FILE: 17-12666.dwg

HORZ. SCALE: 1"=10' **VERT. SCALE:** 1"=10'

SHEET: 1 OF 1

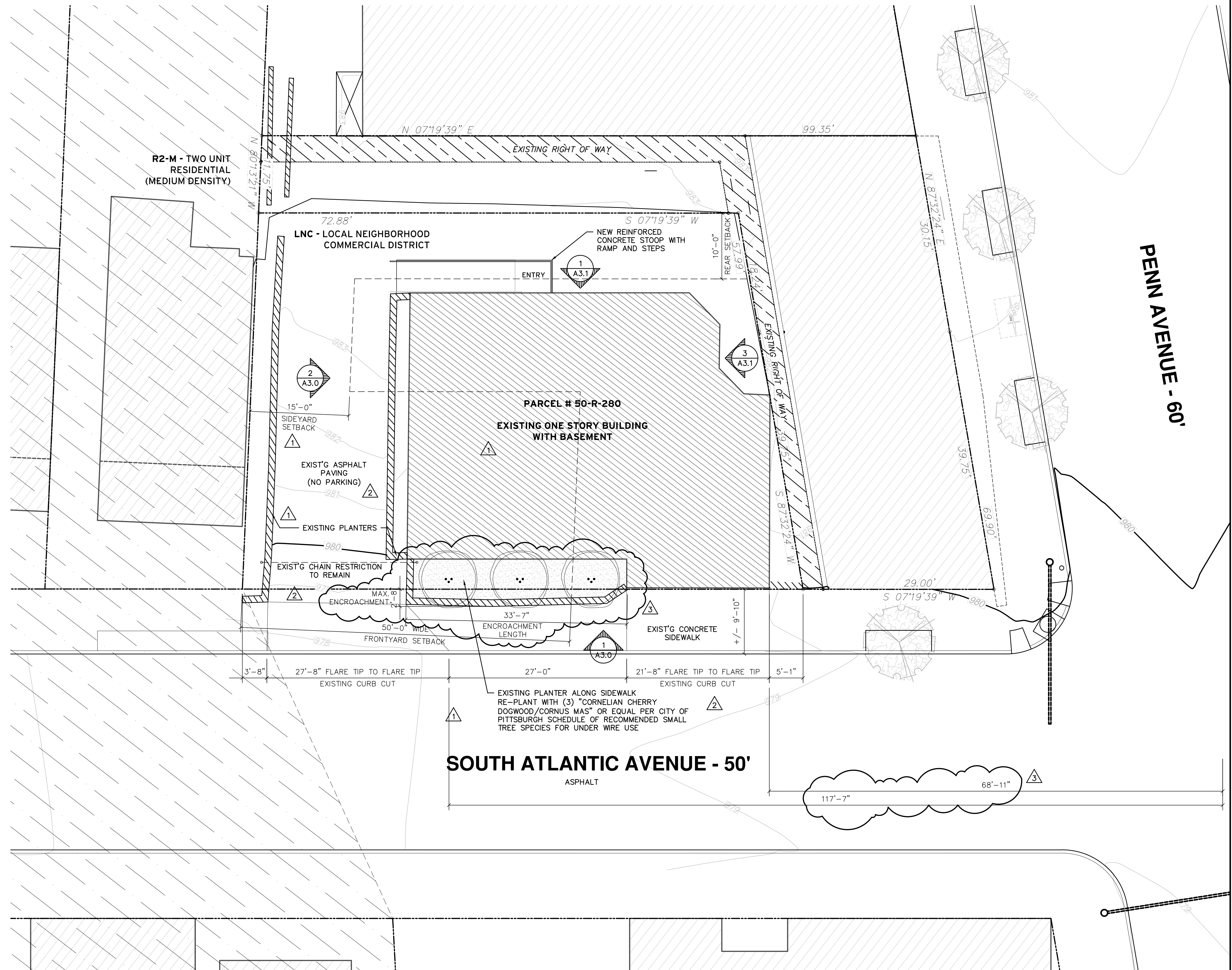
PROJECT #: 17-12666



mossArchitects
 5122 Penn Avenue
 Pittsburgh, PA 15224
 412.441.6400 ph
 412.441.0723 fx
 www.mossarc.com

© COPYRIGHT 2020
 ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS
 PROHIBITED WITHOUT THE WRITTEN CONSENT OF
 MOSS ARCHITECTS, LLC

one ten south atlantic
 110 south atlantic avenue
 pittsburgh, pennsylvania 15224



R2-M LNC

1 SITE PLAN
 1/8"=1'-0"

DATE	ISSUED FOR
07.10.2020	PERMIT SUBMISSION
11.03.2020	ZONING REVIEW
11.13.2020	ZONING REVIEW
11.25.2020	DOMI REVIEW

PROJECT NO.	CONTRACT
200260	05.20.2020
DRAWN	CHECKED
DT	ADM
SHEET TITLE	
SITE PLAN	
SHEET NO.	
A1.0	

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Executive Director
Date: February 10, 2021
Subject: Proposed Encroachment at 110 South Atlantic Avenue

The following is in response to the attached 2/1/2021 request regarding the encroachment into the sidewalk at 110 South Atlantic Avenue in the 8th Ward of the City of Pittsburgh.

1. The Water Mapping (attached) indicates that there are no known PWSA waterlines within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no known PWSA sewerlines within the area of the proposed encroachment. 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 encroachment under the conditions set forth above.

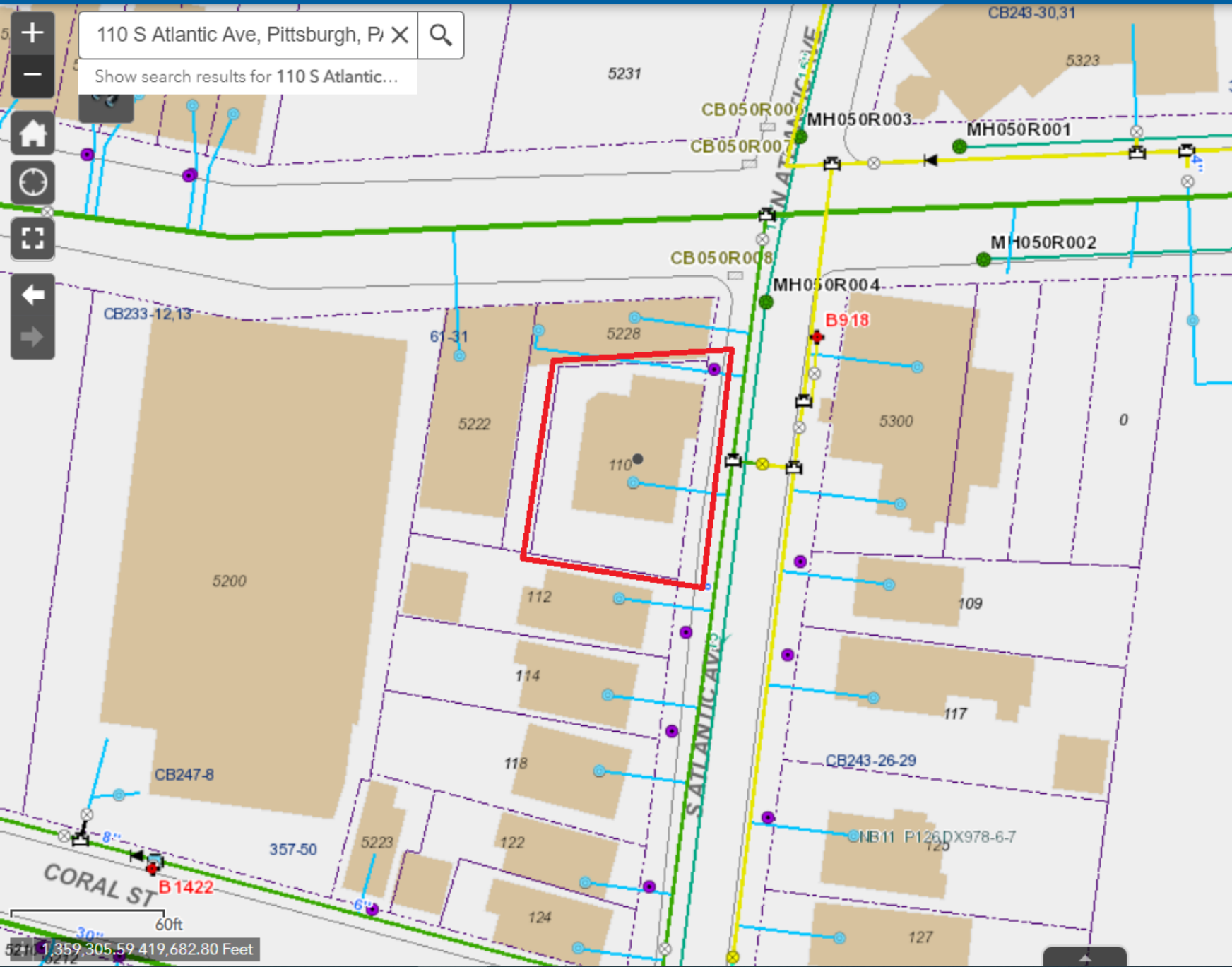
JMA

Attachment

110 S Atlantic Ave, Pittsburgh, Pa X

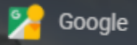


Show search results for 110 S Atlantic...



60ft 30ft
5211.1 359.305.59 419.682.80 Feet

109 S Atlantic Ave
Pittsburgh, Pennsylvania



Street View



Google

Image capture: Jul 2010 © 2009 Google

Response to DOMI Site Plan Review Comments

to: City of Pittsburgh
Department of Permits, Licenses, and Inspections
200 Ross St, Room 320
Pittsburgh, PA 15219

attention: **Amy Ivoska**
(412) 514-5778, amy.ivoska@pittsburghpa.gov

from: Darren Lloyd, dlloyd@mossarc.com

date: 25 November 2020

permit no.: DCP-ZDR-2020-05780

project: **one ten south atlantic** mA project no.: 200260
110 S Atlantic Avenue
Pittsburgh, Pennsylvania 15224

Please see below for responses to the *DOMI Site Plan Review Memorandum* dated 11/24/2020

1. *Correction: No Encroachment Permit is found on file for this Planter in the ROW. Please provide EN number if it is existing or apply for the Encroachment via OneStop PGH.*

-mA response: The planter shown on the sidewalk is existing to remain. There is no new work proposed in the ROW. The property survey, an amended site plan noting dimensions of the existing encroachment, and photo of the existing conditions have been uploaded via OneStop and an encroachment application filed.

2. *Correction: No Curb Cut was found on file. Please provide Curb Cut permit number if existing, or apply for a Curb Cut via OneStopPGH. This Curb Cut may be existing, but it does not show as permitted. Please obtain permit.*

-mA response: The curbcuts are existing to remain. There is no new work proposed in the ROW. The property survey, an amended site plan noting dimensions of the curbcuts, and photo of the existing conditions have been uploaded via OneStop and curbcut applications filed.

3. *Correction: If this garage door is to remain along with curb cut leading to it, a second curb cut needs to be applied for via OneStopPGH. No Curb Cuts have been found to exist on file.*

-mA response: The curbcuts are existing to remain. There is no new work proposed in the ROW. The property survey, an amended site plan noting dimensions of the curbcuts, and photo of the existing conditions have been uploaded via OneStop and curbcut applications filed.

Copy: file, Henry Simonds

Enclosures: documents submitted/uploaded via OneStop



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/01/2021

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).

PRODUCER Simpson & McCrady LLC 310-330 Grant Street Suite 1320 Pittsburgh PA 15219-2233	CONTACT NAME: Diana Klezek PHONE (A/C, No, Ext): (412) 261-2222 E-MAIL ADDRESS: dklezek@simpson-mccrady.com	FAX (A/C, No): (412) 261-3437	
	INSURER(S) AFFORDING COVERAGE		
INSURED Pedantic, LLC c/o Hillman Company 310-330 Grant St, Ste 1320 Pittsburgh PA 15219	INSURER A: Penn Nat'l. Security Ins. Co.		NAIC # 32441
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER: CL212132597

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"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		BX90767665	11/02/2020	11/02/2021	EACH OCCURRENCE	\$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)						\$ 50,000	
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ Incl in each occ
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE	OTHER
							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)

Certificate holder is additional insured under General Liability with regard to the encroachment permit for the property located 110 South Atlantic, Pittsburgh, PA

CERTIFICATE HOLDER**CANCELLATION**

City of Pittsburgh, Dept. of Mobility & Infrastructure 611 Second Avenue 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 

© 1988-2015 ACORD CORPORATION. All rights reserved.

From: Jordan Treaster <JTreaster@pgh2o.com>
Sent: Wednesday, February 10, 2021 10:50 AM
To: Darren Lloyd; Massacci, Jennifer
Subject: Encroachment - Notification of Clearance - 110 S. Atlantic
Attachments: 110 South Atlantic Avenue Encroachment Permit Application.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Darren,

Pursuant to your request, we have reviewed the Encroachment permit application for the Project located at 110 S. Atlantic Ave. We understand the Project consists of replanting an existing planter along the sidewalk. Our review was initiated to determine whether the Project would impact existing PWSA infrastructure. Please refer to the enclosed information.

Based on available resources, we have determined the encroachment would not impede the operation and maintenance of PWSA's existing infrastructure. This email shall serve as the Notification of Clearance. We would greatly appreciate if you could communicate these findings to the Applicant and City.

Please note that our review was based on information supplied by others under the assumption this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly.

Thanks,

Jordan Treaster
Development Coordinator
Cell: 412.495.2609

Pittsburgh Water and Sewer Authority
1200 Penn Ave
,
Pittsburgh
,
PA
15222

<https://pgh2o.com>

CONFIDENTIALITY NOTICE: This e-mail and any attachments constitute an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 U.S.C. § 2510 and its disclosure is strictly limited to the recipient intended by the sender of this message. This transmission and any

attachments may contain confidential information. If you are not the intended recipient, any disclosure, copying, distribution or use of any of the information contained in or attached to this e-mail is strictly prohibited. If you have received this transmission in error, please notify the sender of this communication of your receipt, in error, by e-mail or by phone, then destroy the original and its attachments by deleting them from your system. Thank you for your cooperation.



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

February 10, 2021

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

RE: Encroachment in City Sidewalk
110 S. Atlantic Avenue
Block/Lot 50-R-280
8th Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Moss Architects regarding a planter wall that has already been constructed over the property line within the public right of way of S. Atlantic Street at the above-referenced location.

Based on the drawings provided to Peoples, the existing planter wall does not interfere with our gas facilities in this area.

Peoples has no objection to the existing encroachment.

Sincerely,

Janice Saltzman
Land Department