

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

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

From: Director Karina Ricks 
CC: Jen Massacci  Jeff Skalican, Deputy Director
Date: July 14, 2021
Re: Encroachment Permit

We have a request for an encroachment permit at 5935 Baum Blvd, in the 8th Ward, 9th Council District, as shown on the attached plan. A copy of the request is also attached.

FIVE 5935 BAUM BLVD ASSOCIATES LLC, is proposing to install a new concrete ramp and landing with handrails. The intent of this encroachment permit is to provide an accessible entrance to the existing building where none currently exists along Baum Boulevard via a new ramp and landing.

Kindly let us know if you have objection to this request.

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

August , 2021

President and Members
City Council
City of Pittsburgh

**RE: 5935 BAUM BOULEVARD
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 5935 Baum Blvd, in the 8th Ward, 9th Council District, as shown on the attached plan. A copy of the request is also attached.

FIVE 5935 BAUM BLVD ASSOCIATES LLC, is proposing to install a new concrete ramp and landing with handrails. The intent of this encroachment permit is to provide an accessible entrance to the existing building where none currently exists along Baum Boulevard via a new ramp and landing.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey Skalican".

Jeffrey Skalican for Karina Ricks, Director
Deputy 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: March 8, 2021

Applicant Name: Matthew Manzo, Midland Architecture, LLC

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

Address: 5935 Baum Blvd. Pittsburgh, PA 15206

Phone Number: 724-657-7345 **Alternate Phone Number:** _____

Location of Proposed Encroachment: Main entrance at Baum Blvd.

Ward: 8 **Council District:** 10 **Lot and Block:** 84-B-225

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

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

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

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

Length of Existing Right-of-Way (sidewalk or street): 27'-9" (Before encroachment)

Width of Proposed Encroachment: 3'-6"

Length of Proposed Encroachment: 16'-5 3/4"

Number of feet the proposed object will encroach into the ROW: 3'-6"

Description of encroachment: A new concrete ramp and landing, with handrails, to the main entrance to 5935 Baum Blvd.

Reason for application:

The intent of the work requiring an encroachment permit is to provide an accessible entrance to the existing building where none currently exists along Baum Boulevard via a new ramp and landing.

Pittsburgh Department of Mobility & Infrastructure
Attn: Karina Ricks
414 Grant Street
Pittsburgh, PA 15219

Re: Encroachment Permit Application for;
5935 Baum Blvd,
Pittsburgh, PA 15206

April 20, 2021

Ms. Ricks:

The intent of the work requiring an encroachment permit is to provide an accessible entrance to the existing building where none currently exists along Baum Boulevard via a new ramp and landing.

Please reference the drawings included in this submission as well as the description below.

The new concrete landing will measure 6'-9" x 6'-7 3/4" and provides clearances required by ANSI A117.1-2009, which includes clear floor spaces at the top of the ramp, at the entry door, and a 60" diameter circular turning space. A portion of the new landing is located within the property line of the building, therefore the overall encroachment from the outmost face of building to edge of landing is 3'-6". The elevation change at the west end of the ramp to the new landing is 7-5/8". The new landing will align with the interior floor elevation. The maximum slope of the landing will be 1:48.

The new concrete landing is connected to a concrete ramp with a maximum 1:12 slope. The overall width of the ramp is 3'-6" and the length 7'-7 1/4". The new ramp will have handrails on either side of the ramp allowing for a clear dimension of 3'-0" between handrails. The landing area at the bottom of the ramp will be equal to the width of the ramp (3'-6") and extend 5'-0", unobstructed.

Opposite the ramp will be a single riser to the landing. The riser height shall not exceed 7" and includes handrails on either side of the riser.

At the time of this submission to DOMI we have also submitted requests to the following utility companies; PWSA, People's Gas, & Duquesne Light. We will provide this supplement information as it is received.

Thank you in advance for your review. Should you need any further information please reach me by email or phone listed below.

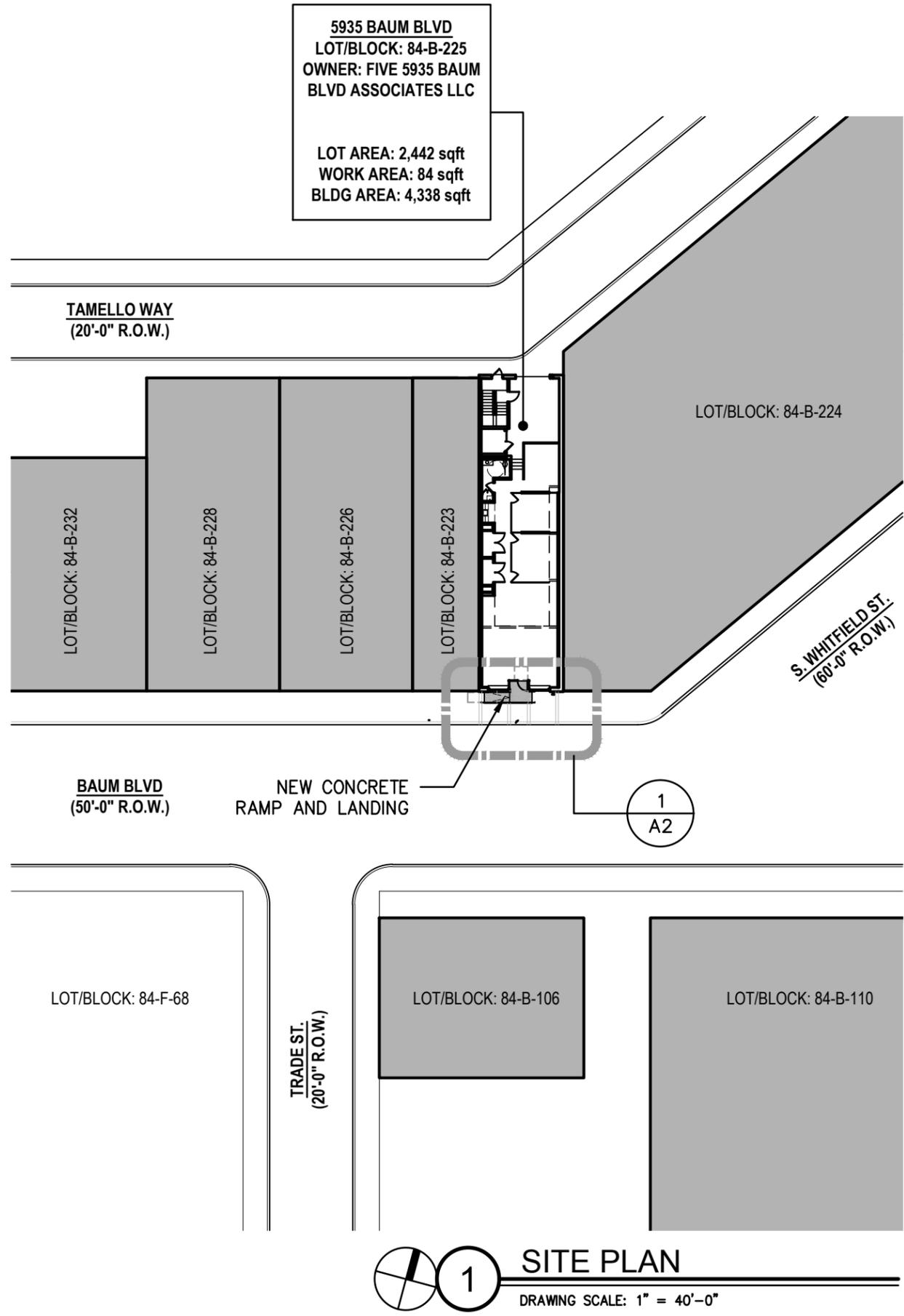
Sincerely,



Matthew Manzo, RA
Midland Architecture, LLC
mmanzo@midlandarch.com
(m) 724.657.7345

EXISTING COMMERCIAL BUILDING.
 PARCEL No. 84-B-225 AS
 RECORDED ON ALLEGHENY COUNTY,
 PA RECORDS.

A PROFESSIONAL SURVEY HAS NOT
 BEEN COMPLETED. INFORMATION ON
 THIS PLOT PLAN HAS BEEN
 DERIVED FROM ALLEGHENY COUNTY
 GIS MAP.



1 SITE PLAN
 DRAWING SCALE: 1" = 40'-0"

5935 Baum Blvd
 Pittsburgh, PA 15206

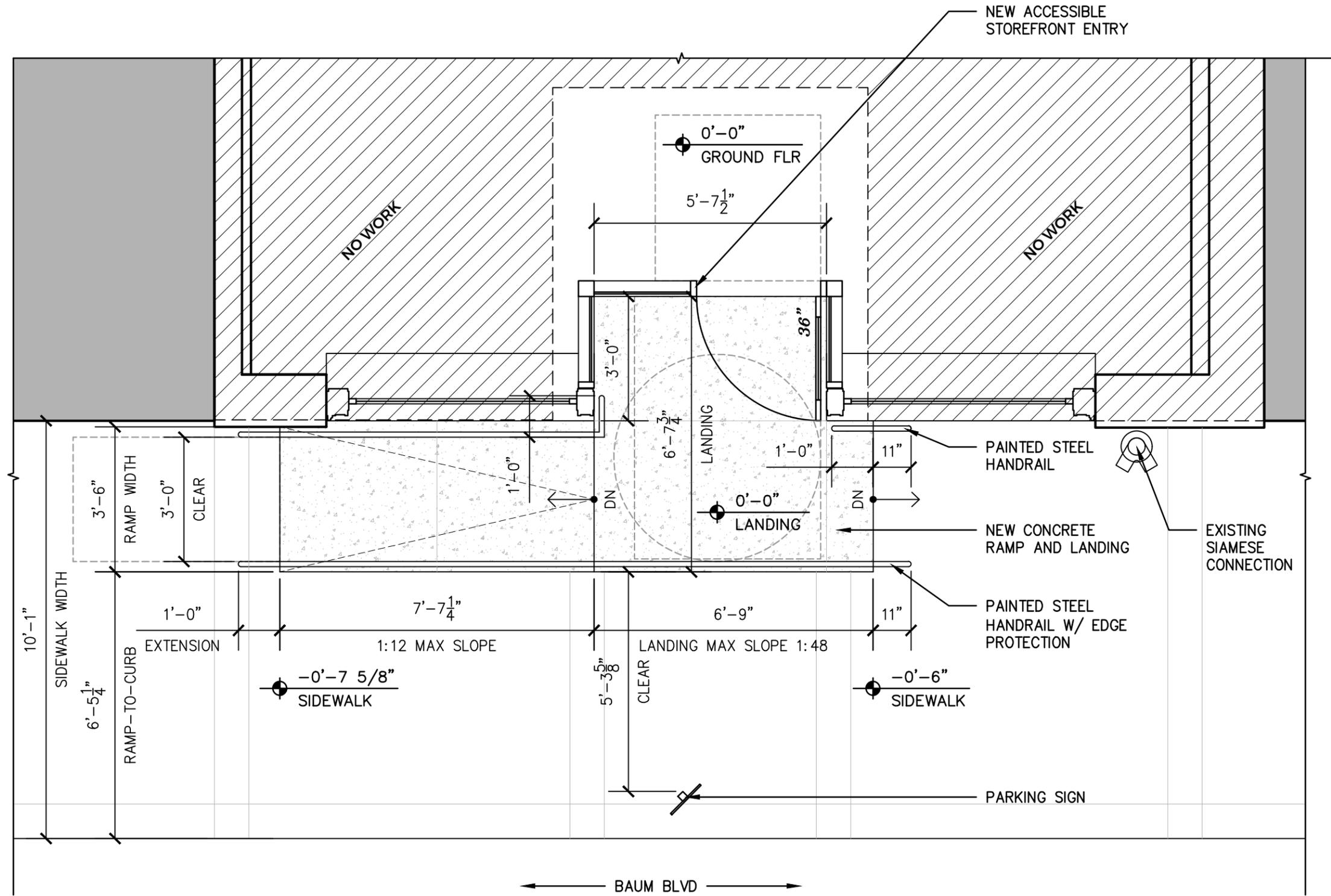
A1 - SITE PLAN

Midland
 ARCHITECTURE

PITTSBURGH
 219 57TH STREET, STUDIO F
 PITTSBURGH, PA 15201
 412.444.4624

COLUMBUS
 1277 E BROAD ST
 COLUMBUS, OH 43205
 614.766.7947

APRIL 20, 2021



1 RAMP PLAN
DRAWING SCALE: 3/8" = 1'-0"

5935 Baum Blvd
Pittsburgh, PA 15206

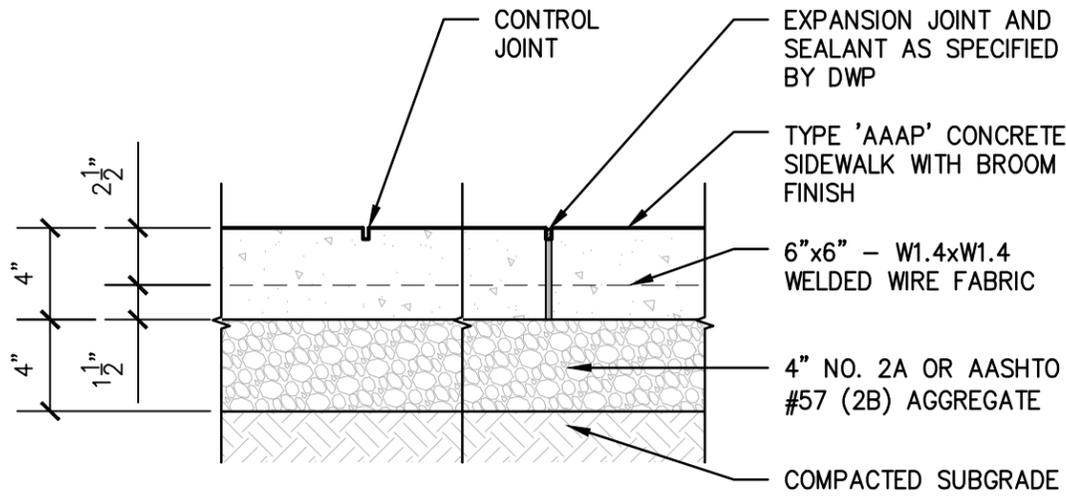
A2 - PLAN

PITTSBURGH
219 57TH STREET, STUDIO F
PITTSBURGH, PA 15201
412.444.4824

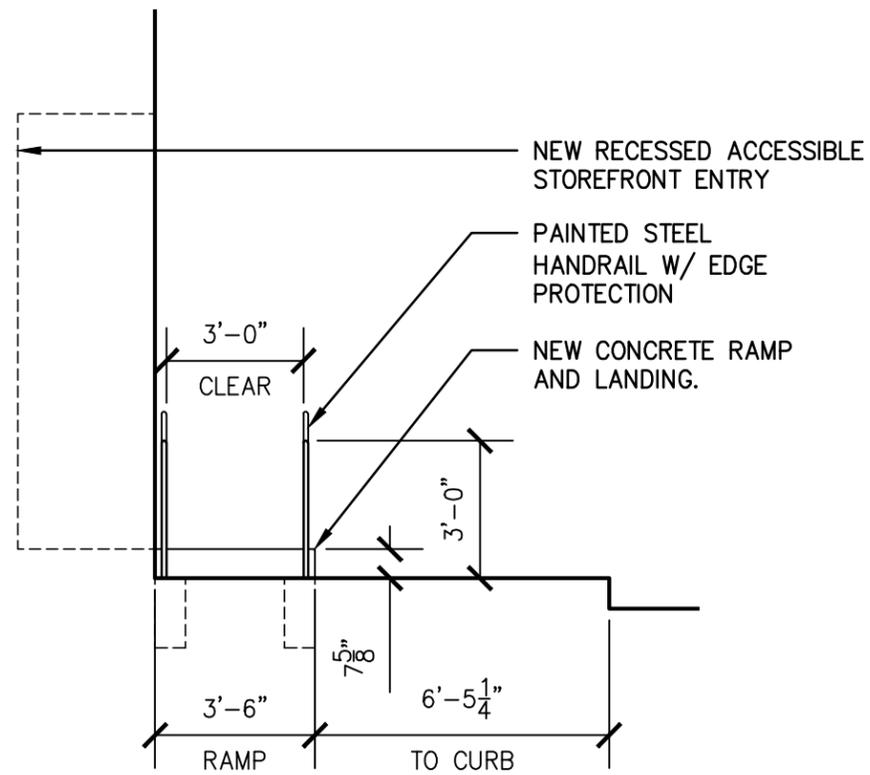
COLUMBUS
1277 E BROAD ST
COLUMBUS, OH 43205
614.766.7947



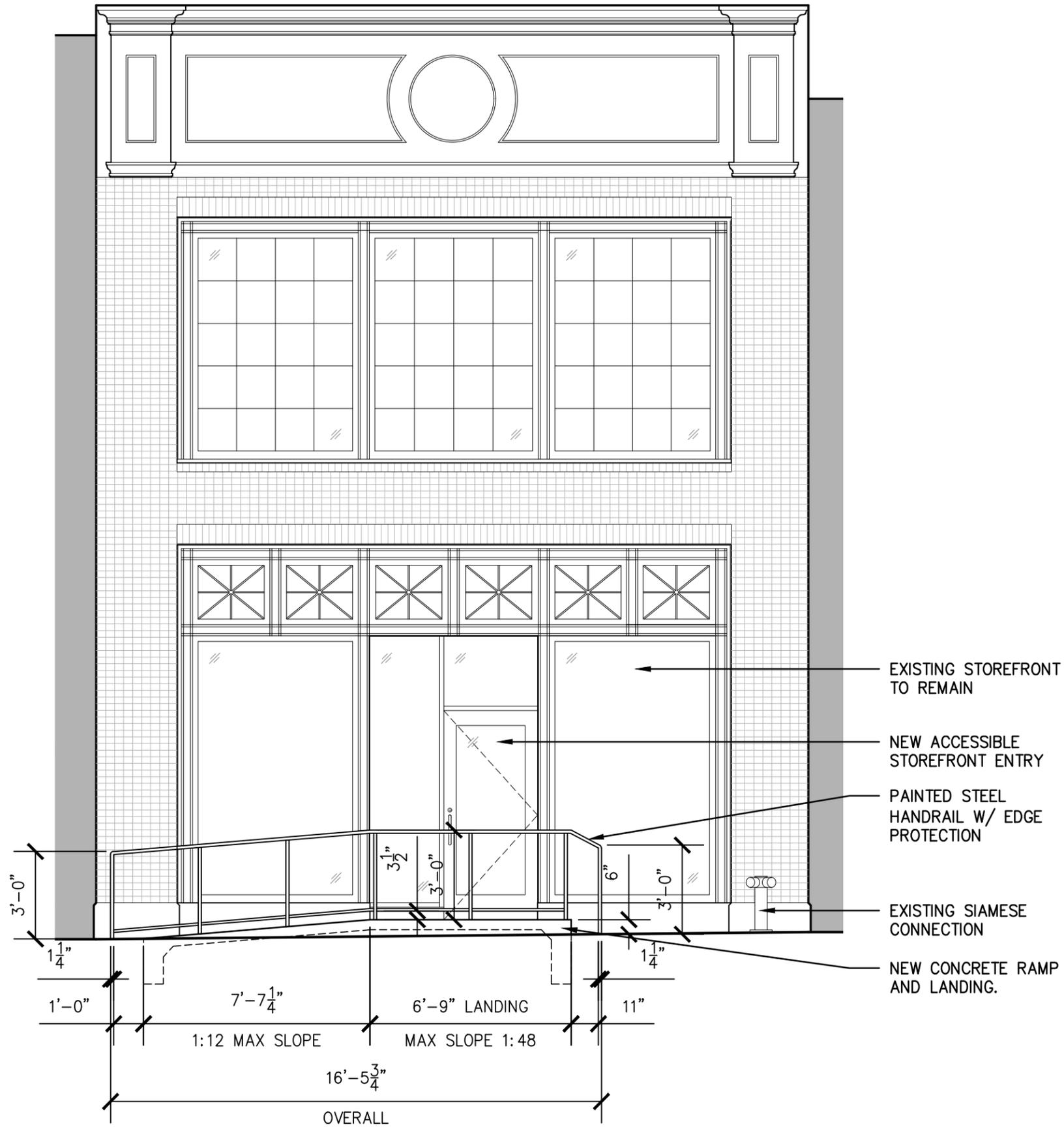
APRIL 20, 2021



3 CONCRETE RAMP DETAIL
DRAWING SCALE: 1-1/2" = 1'-0" PGH DOMI SC-500



2 RAMP ELEVATION - SIDE
DRAWING SCALE: 1/4" = 1'-0"

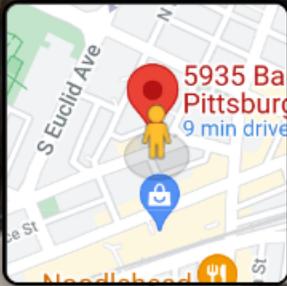


1 RAMP ELEVATION - FRONT
DRAWING SCALE: 1/4" = 1'-0"

5934 Lincoln Hwy
Pittsburgh, Pennsylvania

Google

Street View



For Lease
Retail / Office
Mark Anderson
412 321 4200

Google



July 14, 2021

Matthew Manzol
Midland Architecture LLC
1120 Jancey St.
Pittsburgh, PA 15206
724-657-7345
mmanzo@midlandarch.com

Work Request: 872723
Location: 5935 Baum Blvd., Pgh, PA 15206

Matthew,

After visiting the site on 7/13/21 and browsing our underground maps for the area in front of 5935 Baum Blvd. it appears we have no underground facilities in the sidewalk in front of the building.

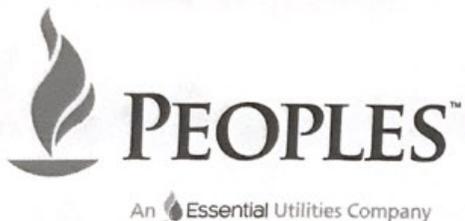
As with any excavation project you/your contractor should perform a 1-Call to verify/confirm no underground facilities are impacted by your project scope.

If you have any questions, please feel free to call me at (412) 393-2967.

Sincerely,

Chuck Berkley

Chuck Berkley
Sr. Technician
Penn Hills Service Center



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

June 7, 2021

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

RE: Encroachment in City Sidewalk/Public Right of Way
5935 Baum Boulevard
Block/Lot 84-B-225
8th Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Midland Architecture, LLC regarding a proposed accessibility ramp to be constructed in a portion of the public right of way in front of 5935 Baum Boulevard.

Based on the drawings provided to Peoples, the proposed encroachment does not interfere with our gas facilities in this area. Peoples has no objection to this encroachment.

Sincerely,

Janice Saltzman
Land Department

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: April 29, 2021
Subject: Proposed Encroachment at 5935 Baum Boulevard

The following is in response to the attached 4/20/2021 request regarding the encroachment near 5935 Baum Boulevard 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 that will be impacted during construction of 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 encroachment under the conditions set forth above.

JAT

Attachment

5935 Baum Blvd



Show search results for 5935 Baum B...

