

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

September , 2021

President and Members
City Council
City of Pittsburgh

**RE: 4951 CENTRE AVENUE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 4951 Centre Avenue, in the 8th Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

KATSELAS TASSO G LIVING TRUST, is proposing to install a new steel awning, (2) tree pits along Centre Ave, and (4) tree pits along Morewood 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

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

Date: September 9, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 4951 Centre Avenue, in the 8th Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

KATSELAS TASSO G LIVING TRUST, is proposing to install a new steel awning, (2) tree pits along Centre Ave, and (4) tree pits along Morewood Ave . Kindly let us know if you have any objection to this request.

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: 8/18/2021

Applicant Name: Ann Beha Architects (Josh Aisenberg, AIA)

Property Owner's Name (if different from Applicant): Winchester Thurston School

Address: 33 Kingston St, Boston, MA 02111

Phone Number: 617-226-1611 Alternate Phone Number: _____

Location of Proposed Encroachment: 4951 Centre Avenue, PGH, PA 15213

Ward: 8 Council District: 7 Lot and Block: 51-P-76

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

Planning/Zoning Case OneStop Number (if applicable): ZDR- ZDRDCP-ZDR-2021-09621

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

Width of Existing Right-of-Way (sidewalk or street): 8' (Before encroachment)

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

Width of Proposed Encroachment: 5'-4"

Length of Proposed Encroachment: 37'

Number of feet the proposed object will encroach into the ROW: 5.33'

Description of encroachment: New steel awning along Centre Ave frontage

Reason for application:

The new steel awning on Centre Avenue will provide protection from the elements for pedestrians and for visitors entering and exiting the building, and it will provide shading for the south-facing windows to help meet Passive House energy goals. The underside of the awning is 10-feet above the average sidewalk grade, and projects 5-feet-4-inches from the face of the building into the Centre Ave sidewalk right-of way. (2) relocated tree pits along Centre Ave will replace (3) existing tree pits, and (4) tree pits will be added along Morewood Ave.

18 August 2021 **REVISED 14 September 2021**

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

**RE: Petition for Encroachment into Right-of-Way
4951 Centre Avenue**

Dear Ms. Ricks,

This letter and its attachments are being sent to your office for the purpose of requesting permission to encroach into the public right-of-way at the address shown above. The petition is limited to a 5'-4" projecting steel awning along the Centre Avenue façade.



4951 Centre Avenue Façade Rendering

A site plan is included in the attachments that have been uploaded to OneStop, and describes the proposed 5' x 37' encroachment. The sidewalk fronting the subject property has been field verified to be 8'-0" wide, and has several street signs, as shown on the site plan. Additional details are described by the drawings prepared by Ann Beha Architects, and which have also been uploaded to OneStop.

This matter has been preliminarily discussed with Mike Salem, and Mr. Salem was kind enough to provide direction regarding this petition. Currently, a building permit application for the exterior renovation work at the property has been submitted to PLI (Voucher BP-2021-13473), and the proposed steel awning is included in the scope of work. The corresponding

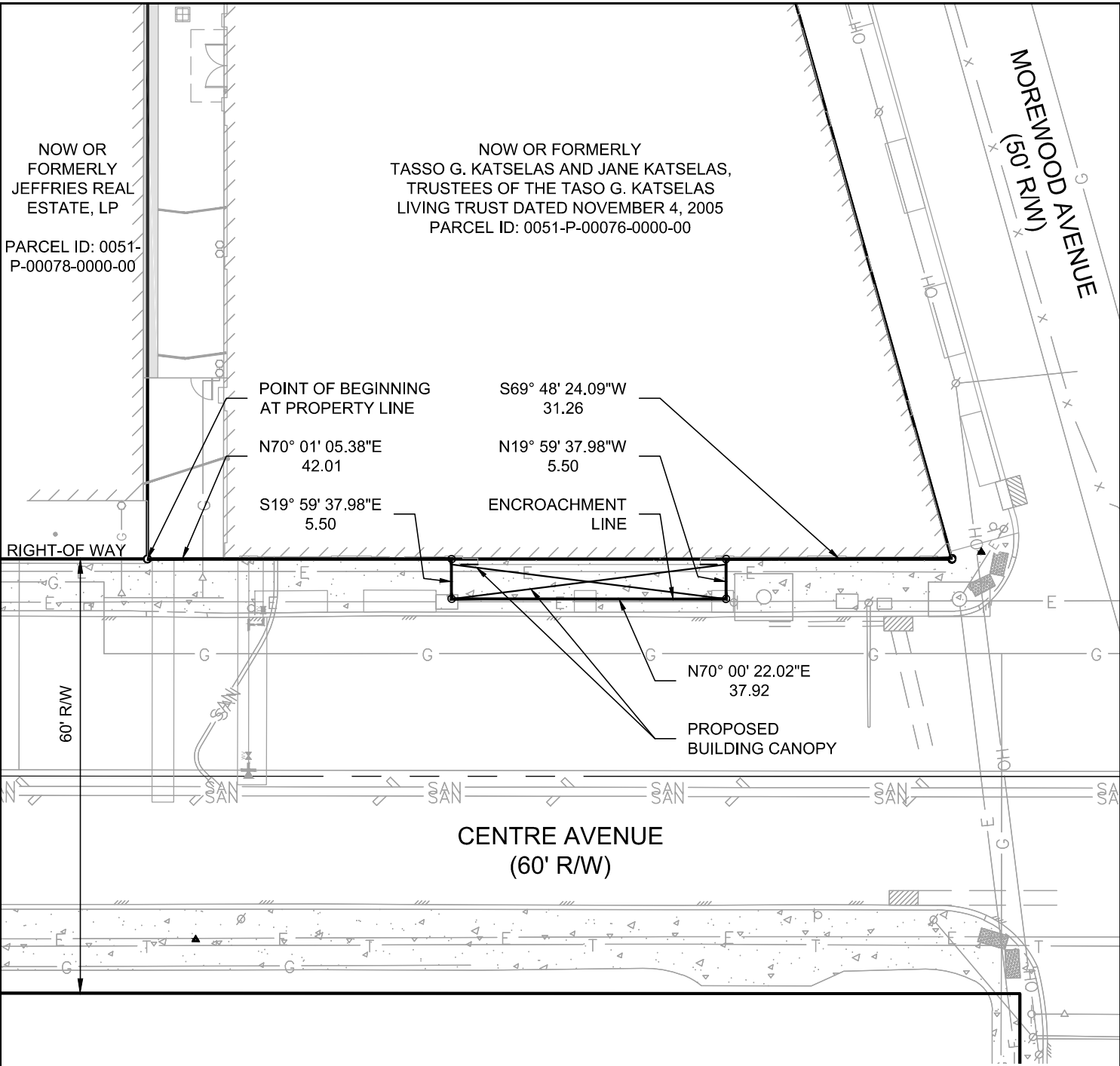
Zoning Voucher is ZDRDCP-ZDR-2021-0962. It is understood that this work will also require approval by the Planning Commission, and the Design Team has initiated discussion with the Department of City Planning in an effort to obtain said approval.

Thank you for your review of this request, and please feel free to contact my office to discuss any questions you or your colleagues may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Aisenberg". The signature is fluid and cursive, with the first name "Josh" being more prominent than the last name "Aisenberg".

Joshua Aisenberg AIA, Associate



NOW OR FORMERLY
JEFFRIES REAL
ESTATE, LP
PARCEL ID: 0051-
P-00078-0000-00

NOW OR FORMERLY
TASSO G. KATSELAS AND JANE KATSELAS,
TRUSTEES OF THE TASSO G. KATSELAS
LIVING TRUST DATED NOVEMBER 4, 2005
PARCEL ID: 0051-P-00076-0000-00

MOREWOOD AVENUE
(50' R/W)

POINT OF BEGINNING
AT PROPERTY LINE
S69° 48' 24.09"W
31.26
N70° 01' 05.38"E
42.01
S19° 59' 37.98"E
5.50
ENCROACHMENT
LINE
N19° 59' 37.98"W
5.50

RIGHT-OF WAY

60' R/W

N70° 00' 22.02"E
37.92

PROPOSED
BUILDING CANOPY

CENTRE AVENUE
(60' R/W)



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

P.M. JJM D.B. CRJ C.B. JJM



Consulting Engineers & Surveyors
100 McMORRIS ROAD, PITTSBURGH, PA 15205
Phone (412) 921-4030 - Fax (412) 921-9960

EXHIBIT PLAN
FOR ENCROACHMENT AGREEMENT

SITUATE IN
8TH WARD - CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR
WINCHESTER THURSTON SCHOOL

C-41144-0001

DATE: AUGUST, 2021

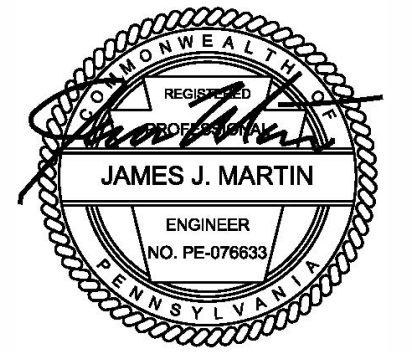
SCALE: 1" = 20'

DWG. NO.: EX-1

WINCHESTER THURSTON SCHOOL
CENTRE AVENUE PROJECT

4951 Centre Ave
PITTSBURGH, PA 15213

KEY PLAN

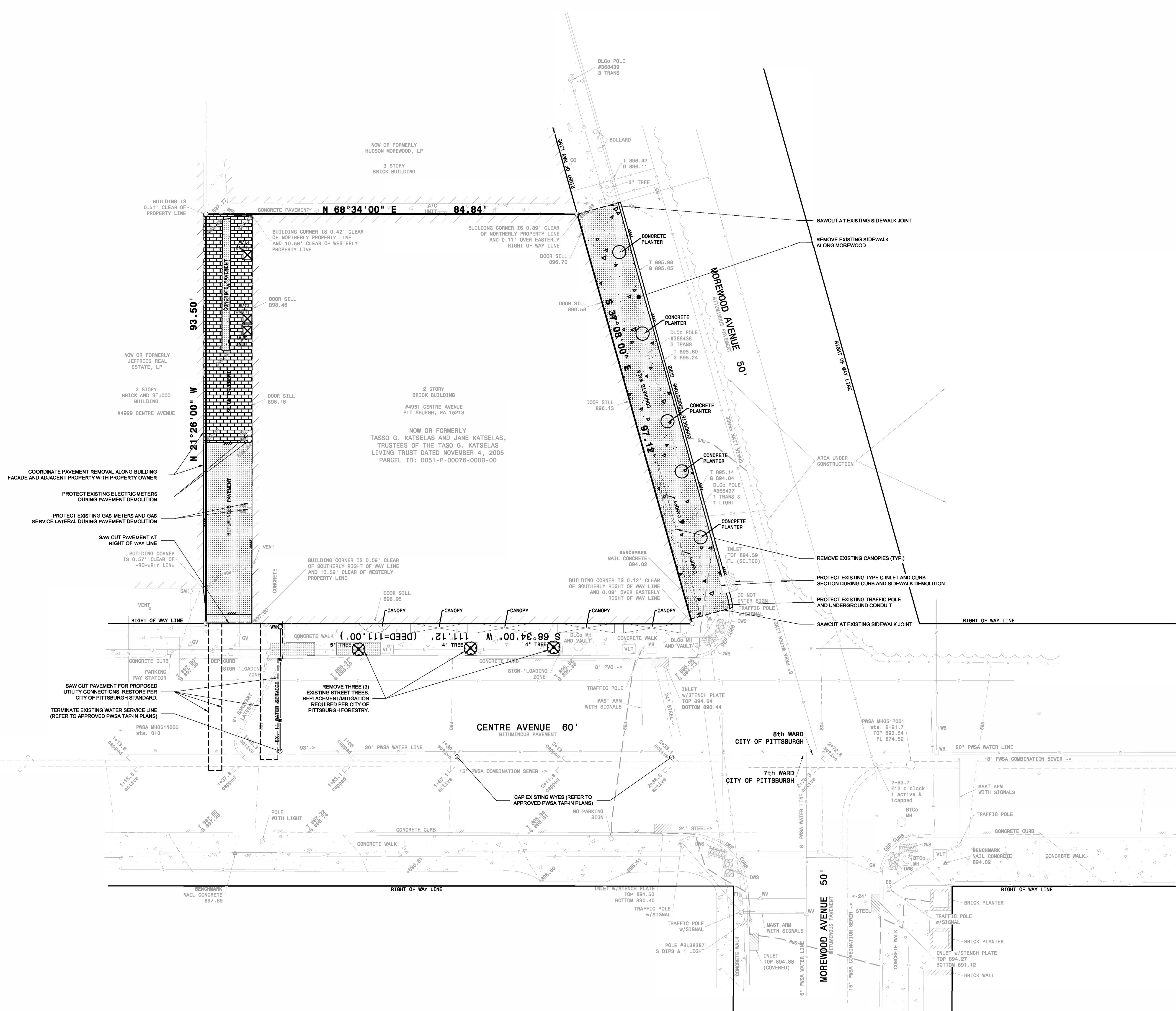


LEGEND

DEMOLITION LEGEND	
	EXISTING FEATURES TO REMAIN
	EXISTING FEATURES TO BE REMOVED
	REMOVE BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, CURBS, AND SUBBASE IN ITS ENTIRETY.
	REMOVE BRICK PAVEMENT AND SUBBASE IN ITS ENTIRETY.

GENERAL DEMOLITION NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR. HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
2. ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "GRADE 38.02 - STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK HAVE BEEN OBTAINED.
4. THE CONTRACTOR SHALL INDENTIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
5. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL IN NATURE AND DO NOT INCLUDE MISCELLANEOUS ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING THE SITE PRIOR TO BIDDING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN SHOWN ON THE PLANS.
6. ALL SALVAGEABLE ITEMS MUST BE STORED BY THE CONTRACTOR AND PROTECTED FROM DAMAGE/THEFT OR DELIVERED TO AN AREA APPROVED BY THE OWNER.
7. UNLESS OTHERWISE NOTED, ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
9. CONTRACTOR SHALL AT ALL TIMES PROTECT ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
10. SAW CUT ALL PAVEMENT PRIOR TO EXCAVATION. SAW CUT PAVEMENT FULL DEPTH WHERE PAVEMENT IS TO BE REMOVED AND WHERE IT ADJUTS PAVEMENT TO REMAIN. PAVEMENT REMOVAL INCLUDES SUBBASE MATERIALS. SAW CUT CONCRETE PAVEMENT TO THE NEXT NEAREST EXISTING JOINT.
11. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONTRACTOR SET FOR OTHER PERTINENT INFORMATION.
12. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE THOSE ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
13. DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE OWNER AND THE RESPECTIVE UTILITY PROVIDER A MINIMUM OF 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE PENNDOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE THE LOCAL AND/OR STATE AGENCIES REGARDING THE NEEDED EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
15. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
16. EROSION AND SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO PLAN FOR DETAILS.
17. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
18. ALL DISTURBANCES WITHIN PUBLIC AREAS SHALL BE RESTORED TO THE EXISTING CONDITIONS. ALL STREET AND SIDEWALK DISTURBANCES MUST BE RESTORED PER CURRENT MUNICIPAL SPECIFICATIONS AND REGULATIONS.
19. REMOVE TREES AND SHRUBS IN THEIR ENTIRETY, INCLUDING THE ROOT BALL.
20. UTILITIES MAY NOT BE PUBLICLY OWNED AND MAINTAINED. THEREFORE IT WILL BE NECESSARY FOR THE CONTRACTOR TO LOCATE PRIVATE UTILITIES IN ADVANCE OF ANY EXCAVATIONS.
21. CONTRACTOR SHALL HAVE A SUBSURFACE UTILITY INVESTIGATION PERFORMED IN ADVANCE OF ANY EXCAVATIONS IN AREAS OF WORK.
22. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN IN ACCORDANCE WITH TREE PROTECTION REQUIREMENTS AND MUST CONSULT WITH AN ARBORIST WHERE NOTED.



811
Know what's below.
Call before you dig.
Serial No. 20210450181,
20210450182

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

NO.	REVISION	DATE

PERMIT SUBMISSION

AnnBeha Architects
33 Kingston Street Boston, MA 02111
617.338.3000 617.482.6067

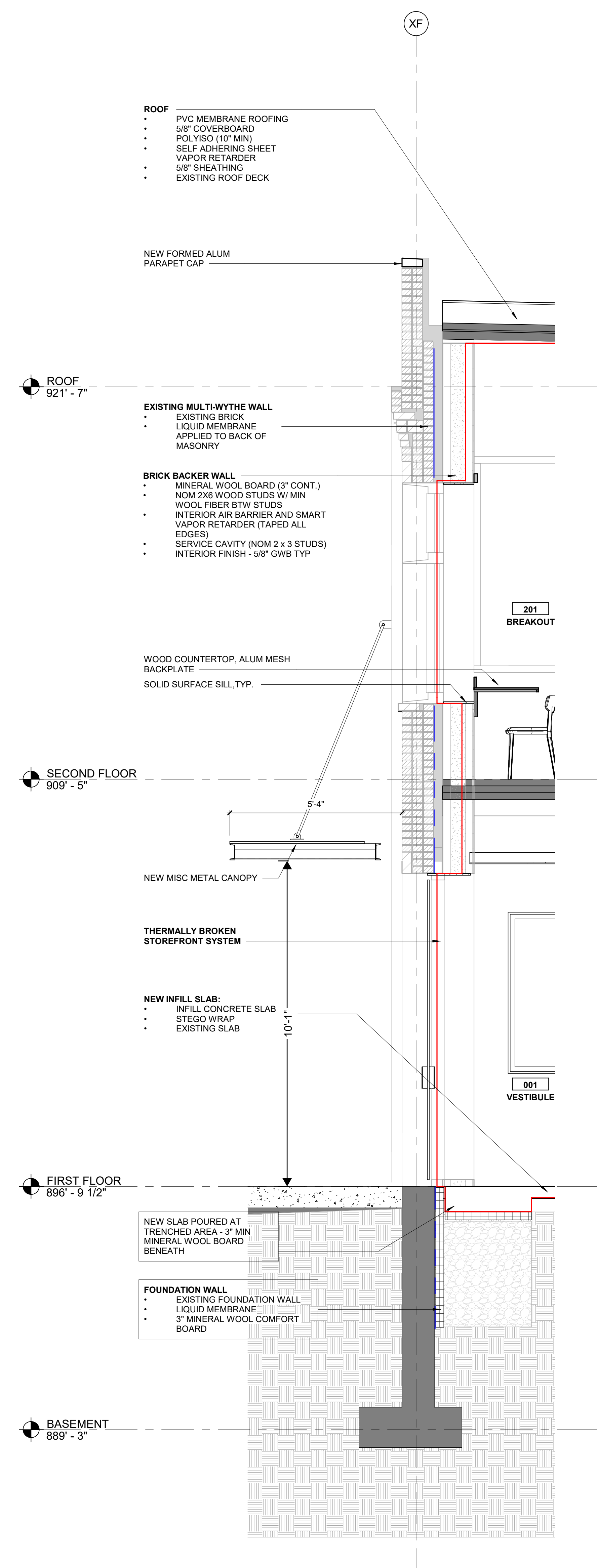
Job Number: 02026.01
Project: CENTRE AVENUE PROJECT
Drawn By: CRJ Checked By: JIM
Date: 09/03/2021
Scale: 1" = 10'
Drawing Title:

EXISTING CONDITIONS
AND DEMOLITION PLAN



C060

C:\Users\jmartin\OneDrive\Documents\Projects\Winchester Thurston School\02-Shell\0206 Existing Conditions and Demolition Plan.dwg
 Date: 09/03/2021 10:28 AM
 User: jmartin



2 EXTERIOR WALL SECTION AT VESTIBULE - SOUTH WALL
1/2" = 1'-0"

NO.	REVISION	DATE

AnnBehaArchitects
33 Kingston Street Boston, MA 02111
617.338.3000 617.482.6067

Job Number: 02026.01
Project: CENTRE AVENUE PROJECT
Drawn By: Author Checked By: Checker
Date: 06/11/2021
Scale: 1/2" = 1'-0"
Drawing Title:

WALL SECTIONS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/01/2021

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		NAIC #
INSURED Winchester Thurston School 555 Morewood Avenue Pittsburgh PA 15213	INSURER A: Philadelphia Indemnity Ins. Co		18058
	INSURER B: Summit Point Insurance Company		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: CL219134727

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:			PHPK2321322	09/01/2021	09/01/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			PHPK2321322	09/01/2021	09/01/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			PHUB783986	09/01/2021	09/01/2022	EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$ 10,000,000
								\$
B	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	WCS3003607	09/01/2021	09/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 500,000
							E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Pittsburgh is included as additional insured under General Liability as required by written contract with respect to the Named Insureds location: 4951 Centre Ave., Pittsburgh, PA 15215

CERTIFICATE HOLDER**CANCELLATION**

City of Pittsburgh, Dept of Mobility and 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 
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