



CITY OF PITTSBURGH  
DEPARTMENT OF MOBILITY & INFRASTRUCTURE  
CITY-COUNTY BUILDING

**STREET VACATION APPLICATION**

Date: SEPT 21, 2022

Applicant Name: RYAN NOONE, ALEXANDRA NOONE

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

Address: 4315 BENCHWAY HOMESTEAD PA 15120

Phone Number: 412 983-9680 Alternate Phone Number: \_\_\_\_\_

Email Address: RYANJOSEPHNOONE@ICLOUD.COM

Location of Proposed Vacation: PAPER STREETS SURROUNDING HOME, 4315 BENCHWAY

Ward: 31 Council District: S Lot and Block: 131-N-42 + 131-N-62

What is the properties zoning district code? R1D-L (zoning office 255-2241)

Is the proposed vacation developed? Yes  No

Width of Existing Right-of-Way (sidewalk or street): 9,14,40,50 (Before vacation)

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

Width of Proposed Vacation: 9,14,40,50

Length of Proposed Vacation: 414,169,120,403

Number of square feet of the proposed vacation: 30,990

Description of vacation: PAPER STREETS IN WOODS AREA AT REAR + SIDE OF HOME

Reason for application:

REMOVE UNNECESSARY ROW THAT IS CURRENTLY SEPARATING THE PARCEL MY HOME IS LOCATED ON AND AN ADDITIONAL PARCEL AT THE REAR OF MY HOME. ALSO ATTEMPTING TO MAKE HOME SAFER BY EXTENDING NO HUNTING BUFFER AREA BY REMOVING ROW THAT TOUCH PARCELS I ALREADY OWN

# To the Council of the City of Pittsburgh

We, the undersigned, being all of the property owners in interest and number, abutting upon the line of:

Lot & Block & Address of applicant property: 131-N-42 + 131-N-62  
Lot & Block & Address of abutting property: 131-J-70 ATCO ST HOMESTEAD PA 15120  
Lot & Block & Address of abutting property: \_\_\_\_\_  
Lot & Block & Address of abutting property: \_\_\_\_\_  
Lot & Block & Address of abutting property: \_\_\_\_\_

Respectfully petition Your Honorable body for the passage of a resolution vacating, dedicating or encroaching on 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 a resolution 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, or claim, for any reason of the vacation or encroachment of said public highway between said terminal points: 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 or encroachment.

We further waive the right to ask for the appointment of Viewers to ascertain and assess any damages caused by such vacation or encroachment, 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 Viewers' 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  
21 Day of SEPTEMBER, 2022.

Witness

Delwood L. Moore

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Owners: (Please Sign & Print L&B)

Alema Stone Ryniker 131-N-42, 131-N-62 (seal)

**Applicant: Signature & Lot & Block**  
CITY OF PITTSBURGH 131-J-70 (seal)

Abutting 1: Signature & Lot & Block \_\_\_\_\_ (seal)

Abutting 2: Signature & Lot & Block \_\_\_\_\_ (seal)

Abutting 3: Signature & Lot & Block \_\_\_\_\_ (seal)

Abutting 4: Signature & Lot & Block \_\_\_\_\_

Personally came \_\_\_\_\_ who being duly sworn says that he is personally acquainted with the owners of the property fronting or abutting upon the within described highway, and that he or 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.

Sworn and subscribed before me this \_\_\_\_\_ of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_

# Ryan & Alexandra Noone

4315 Bench Way  
Homestead, PA 15120  
[RyanJosephNoone@iCloud.com](mailto:RyanJosephNoone@iCloud.com)

January 1, 2022

Karina Ricks  
Director of Mobility & Infrastructure  
414 Grant St, O, Pittsburgh, PA 15219

Hello,

Our intent of our proposed project is to simply own, care for, and ensure our family's safety in the areas that border our new home. The paper streets were never used and we believe vacating them will have no adverse effects for surrounding property owners.

The paper portion of Benezet we wish to vacate is bordered on both sides by parcels that are owned by us. The paper portion of Heath Street is bordered on one side by our property and the other side is a city owned lot. This city owned lot can be described as a steep hillside. In my opinion, future development of this property is highly unlikely.

Yule way (14ft wide) and Ochra Way (9ft wide) are two smaller paper streets located on a steep hillside that we would also like to vacate.

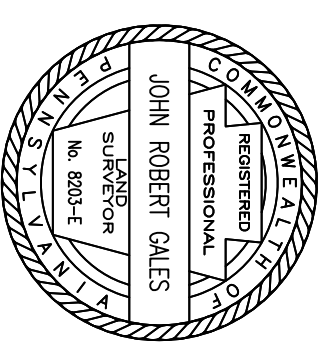
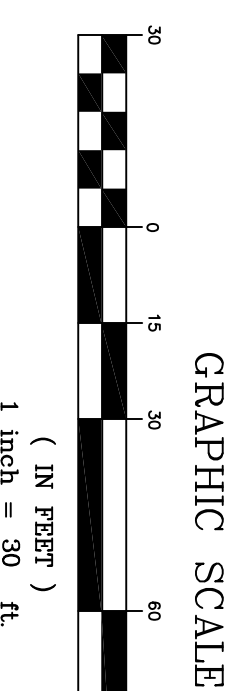
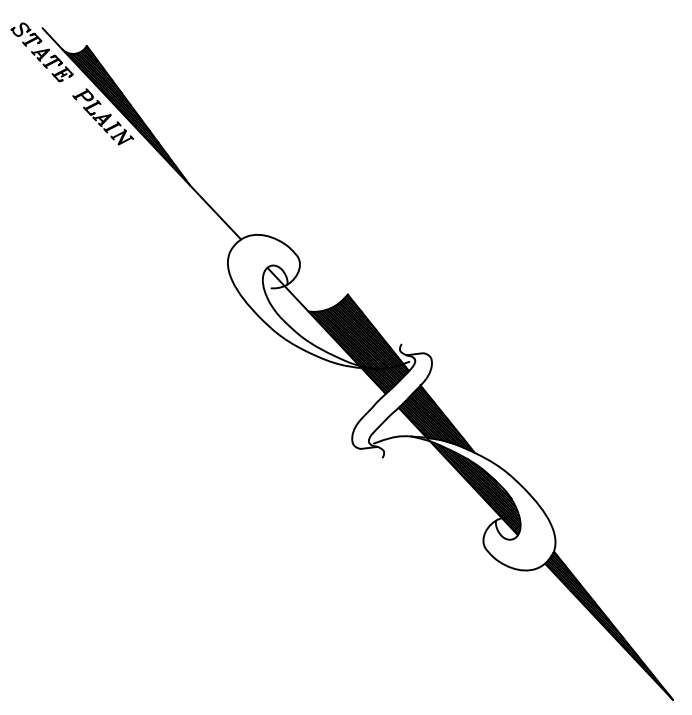
Owning these areas will also allow us to post no trespassing/no hunting signs, which will extend the hunting safety zone around our home. Thank you for your time and consideration of our requests. If you need to reach us with questions or concerns, please do so.

Thank You,

Ryan & Alexandra Noone

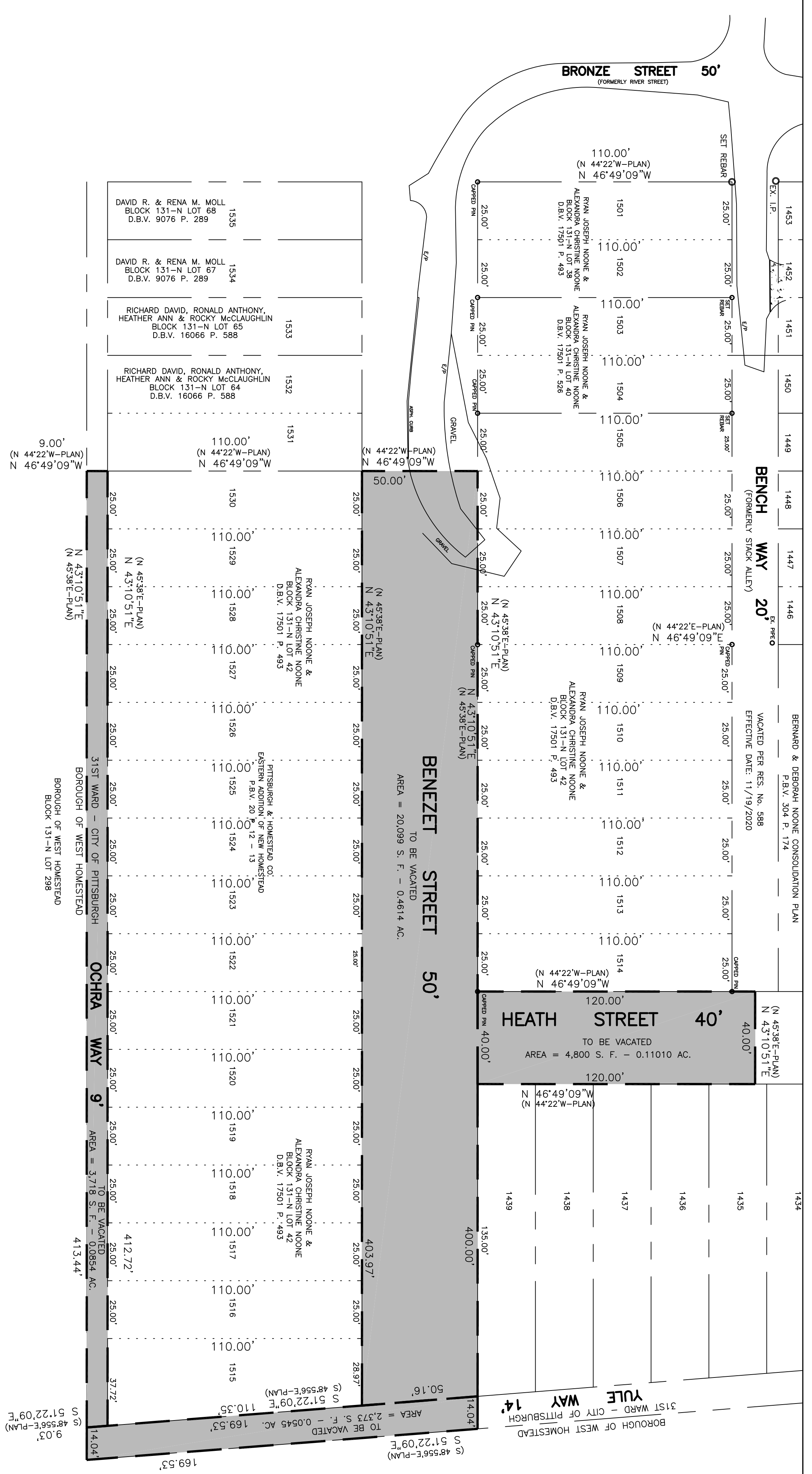
DOMI-VAC-2021-08928





STREET VACATION EXHIBIT PLAN  
HEATH STREET, BENEZET STREET,  
YULE WAY & OCHRA WAY  
SITUATE IN  
31ST WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PA  
MADE FOR  
RYAN & ALEXANDRA NOONE

SCALE: 1" = 30'  
REVISED: MAY 17, 2021  
DATE: JANUARY 16, 2020  
PREPARED BY  
J.R. GALES & ASSOCIATES, INC.  
2704 BROWNSVILLE ROAD  
PITTSBURGH, PA 15221  
PHONE (412) 885-8885 FAX (412) 885-1320



LEGAL DESCRIPTION OF THE SOUTHERLY PORTION  
OF YULE WAY TO BE VACATED

May 5, 2021  
18-155032 YULE WAY

ALL THAT CERTAIN TRACT of ground situate in the 31<sup>ST</sup> Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being the southerly portion of Yule Way, a 14 foot right of way, as shown on the Pittsburgh & Homestead Company Eastern Addition of New Homestead as recorded in P.B.V. 20, Pages 12 and 13, being more particularly described to wit;

Beginning at a point on the westerly right of way line of said Yule Way and the northerly right of way line of Benezet Street, a 50 foot right of way; thence by a line through said Yule Way North  $43^{\circ} 10' 51''$  East a distance of 14.04 feet to a point on the easterly right of way line of Yule Way at the boundary between the 31<sup>ST</sup> Ward of the City of Pittsburgh and the Borough of West Homestead; thence along said boundary line and the easterly right of way line of Yule Way South  $51^{\circ} 22' 19''$  East a distance of 169.53 feet to a point; thence along the southerly terminus of said Yule Way and aforesaid boundary line South  $43^{\circ} 10' 51''$  West a distance of 14.04 feet to a point on the easterly right of way line of Ochra Way, a 9 foot right of way at the westerly right of way line of Yule Way; thence along the westerly right of way line of Yule Way North  $51^{\circ} 22' 19''$  West a distance of 169.53 feet to a point at the place of beginning.

Containing an area of 2,373 s. f. or 0.0545 acres.

LEGAL DESCRIPTION OF THE SOUTHERLY PORTION  
OF HEATH STREET TO BE VACATED

May 4, 2021  
18-155032 HEATH STREET SOUTH

ALL THAT CERTAIN TRACT of ground situate in the 31<sup>ST</sup> Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being the southerly portion of Heath Street, a 40 foot right of way, as shown on the Pittsburgh & Homestead Company Eastern Addition of New Homestead as recorded in P.B.V. 20, Pages 12 and 13, being more particularly described to wit;

Beginning at a point on westerly right of way line of said Heath Street and the northerly right of way line of Benezet Street, a 50 foot right of way; thence along said westerly right of way line of Heath Street North  $46^{\circ} 49' 09''$  West a distance of 120.00 feet to a point on said right of way line at the centerline of Bench Way, a 20 foot right of way; thence by a line through said Heath Street North  $43^{\circ} 10' 51''$  East a distance of 40.00 feet to a point on the easterly right of way line of Heath Street; thence along said easterly right of way line of Heath Street South  $46^{\circ} 49' 09''$  East a distance of 120.00 feet to a point on the aforesaid northerly right of way line of Benezet Street; thence along said right of way line of Benezet Street South  $43^{\circ} 10' 51''$  West a distance of 40.00 feet to a point at the place of beginning.

Containing an area of 4,800 s. f. or 0.11019 acres.

LEGAL DESCRIPTION OF THE EASTERN PORTION  
OF BENEZET STREET TO BE VACATED

May 5, 2021  
18-155032 BENEZET STREET

ALL THAT CERTAIN TRACT of ground situate in the 31<sup>ST</sup> Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being the eastern portion of Benezet Street, a 50 foot right of way, as shown on the Pittsburgh & Homestead Company Eastern Addition of New Homestead as recorded in P.B.V. 20, Pages 12 and 13, being more particularly described to wit;

Beginning at a point on the northerly right of way line of said Benezet Street, where the same is intersected by the dividing line of Lots 1505 and 1506 in said plan; thence along said right of way line North 43° 10' 51" East a distance of 400.00 feet to a point on the westerly right of way line of Yule Way, a 14 foot right of way; thence along said right of way line of Yule Way South 51° 22' 09" East a distance of 50.16 feet to a point on the southerly right of way line of Benezet Street; thence along said southerly right of way line of Benezet Street South 43° 10' 51" West a distance of 403.97 feet to a point on said right of way line at the dividing line of Lots 1530 and 1531 in said plan; thence by a line through said Benezet Street North 46° 49' 09" West a distance of 50.00 feet to a point at the place of beginning.

Containing an area of 20,099 s. f. or 0.4614 acres.



LEGAL DESCRIPTION OF THE EASTERLY PORTION  
OF OCHRA WAY TO BE VACATED

May 5, 2021  
18-155032 OCHRA WAY

ALL THAT CERTAIN TRACT of ground situate in the 31<sup>ST</sup> Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being the easterly portion of Ochra Way, a 9 foot right of way, as shown on the Pittsburgh & Homestead Company Eastern Addition of New Homestead as recorded in P.B.V. 20, Pages 12 and 13, being more particularly described to wit;

Beginning at a point on the northerly right of way line of said Ochra Way, where the same is intersected by the dividing line of Lots 1530 and 1531 in said plan; thence along said right of way line North 43° 10' 51" East a distance of 412.72 feet to a point on the westerly right of way line of Yule Way, a 14 foot right of way; thence along said right of way line of Yule Way and the easterly terminus of Ochra Way South 51° 22' 09" East a distance of 9.03 feet to a point on the boundary line of the 31<sup>st</sup> Ward of the City of Pittsburgh and the Borough of West Homestead; thence along said boundary line and the southerly right of way line of Ochra Way South 43° 10' 51" West a distance of 413.44 feet to a point; thence by a line through Ochra Way North 46° 49' 09" West a distance of 9.00 feet to a point at the place of beginning.

Containing an area of 3,718 s. f. or 0.0854 acres.

From: Jason R Costa [Jason.Costa@amwater.com](mailto:Jason.Costa@amwater.com)  
Subject: RE: Street Vacation Requests for the Noone's (PAW)  
Date: Nov 8, 2021 at 08:58:33  
To: Ryan Noone [ryanjosephnoone@icloud.com](mailto:ryanjosephnoone@icloud.com)

Thank you sir. You do the same.  
Thank you!

Jason R. Costa  
Project Manager Operations  
Pennsylvania American Water  
500 Noblestown Road, Carnegie, PA, 15106  
[412-883-4601](tel:412-883-4601) -Office  
[412-651-0599](tel:412-651-0599) -Cell

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**From:** Ryan Noone <[ryanjosephnoone@icloud.com](mailto:ryanjosephnoone@icloud.com)>  
**Sent:** Monday, November 8, 2021 8:50 AM  
**To:** Jason R Costa <[Jason.Costa@amwater.com](mailto:Jason.Costa@amwater.com)>  
**Subject:** Re: Street Vacation Requests for the Noone's (PAW)

**EXTERNAL EMAIL:** The Actual Sender of this email  
is [ryanjosephnoone@icloud.com](mailto:ryanjosephnoone@icloud.com) "Think before you click!".

Thank you Jason, have a great week.

Sent from Ryan Noone's iPhone

On Nov 8, 2021, at 08:02, Jason R Costa <[Jason.Costa@amwater.com](mailto:Jason.Costa@amwater.com)> wrote:

Ryan,  
Again I apologize for the delay however I have confirmed with the team that we are clear.  
Pennsylvania American water does not have any assets in this area.  
Thank you for your patience!

Jason R. Costa  
Project Manager Operations  
Pennsylvania American Water  
500 Noblestown Road, Carnegie, PA, 15106  
[412-883-4601](tel:412-883-4601) -Office  
[412-651-0599](tel:412-651-0599) -Cell

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From: Lawless, James JLawless@duqlight.com  
Subject: DLC ASSETS FOR STREET VACATION PLANS  
Date: Dec 15, 2021 at 12:21:44  
To: ryanjosephnoone@icloud.com

Good afternoon Ryan, after visiting the site I verified there are no DLCO facilities on either of the 2 street vacation plans you sent over.

Please reach out to me if you have any other questions or concerns.

HAPPY HOLIDAYS!

Thanks,  
Aaron Lawless  
Sr.Distribution Technician  
Mckeesport Service Center  
(412)393-2204  
[Jlawless@duqlight.com](mailto:Jlawless@duqlight.com)





Janice Saltzman  
TEL 412.258.4669  
MOBILE 412.580.9744  
[jsaltzman@peoples-gas.com](mailto:jsaltzman@peoples-gas.com)

September 22, 2021

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

RE: Request to Vacate Portion of Heath Street, Benezet Street, Yule Way and  
Ochra Way -- 31<sup>st</sup> Ward, City of Pittsburgh

Dear Ms. Ricks:

Peoples Natural Gas Company (Peoples) was advised that the City of Pittsburgh is reviewing a request from Ryan Noone to vacate portions of Heath Street, Benezet Street, Yule Way and Ochra Way in the 31<sup>st</sup> 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,

Janice Saltzman  
Land Agent

cc: Andrew Jack

Mr. Noone:

After reviewing your plans to vacate the paper streets in the area of Benezet St in the 31<sup>st</sup> Ward in the City of Pittsburgh, Verizon does not have facilities in this location.

Verizon approves of these plans.

Sincerely

Jeffrey D. Guido  
Outside Plant Engineer  
Verizon  
508 Old Frankstown Rd  
Monroeville, PA 15146

From: Guido, Jeffrey D [jeffrey.d.guido@verizon.com](mailto:jeffrey.d.guido@verizon.com)  
Subject: Fwd: [E] Street Vacations for Noone's (VERIZON)  
Date: Oct 4, 2021 at 09:23:22  
To: [ryanjosephnoone@icloud.com](mailto:ryanjosephnoone@icloud.com)

Ryan-see attached letter. Let me know if this is okay

----- Forwarded message -----

From: **Redondo, Gary** <[gary.redondo@verizon.com](mailto:gary.redondo@verizon.com)>  
Date: Mon, Oct 4, 2021 at 6:40 AM  
Subject: Re: [E] Street Vacations for Noone's (VERIZON)  
To: Jeffrey D Guido <[jeffrey.d.guido@verizon.com](mailto:jeffrey.d.guido@verizon.com)>  
Cc: Daniel (Dan) Barren <[daniel.barren@verizon.com](mailto:daniel.barren@verizon.com)>, Deborah Noone <[deborahnoone@icloud.com](mailto:deborahnoone@icloud.com)>, Ryan Noone <[ryanjosephnoone@icloud.com](mailto:ryanjosephnoone@icloud.com)>

Jeff,

Please respond to this request for a project in your area.

On Sat, Oct 2, 2021 at 12:38 PM Ryan Noone <[ryanjosephnoone@icloud.com](mailto:ryanjosephnoone@icloud.com)> wrote:

Gary & Daniel, my parents and I are attempting to vacate some paper streets in the city of Pittsburgh new homestead neighborhood (its near



October 5, 2021

Mr. Ryan Noone  
4315 Bench Way  
Homestead PA 15120

Dear Mr. Noone:

As the construction contact for Comcast, I am responding to your inquiry regarding an encroachment at 4315 Bench Way, in the City of Pittsburgh, as described in your October 2, 2021, inquiry to Comcast.

Comcast has no known conflicts at this location.

Thank you.

*Gene Levi*

Eugene Levi  
Comcast Cable Communications Inc  
Construction / Engineering  
[Eugene\\_Levi@cable.comcast.com](mailto:Eugene_Levi@cable.comcast.com)  
412-996-4188 (c)

Cc: Jennifer M. Cloonan, Director, External & Government Affairs  
Comcast – Keystone Region  
[Jennifer\\_Cloonan@comcast.com](mailto:Jennifer_Cloonan@comcast.com)

**To:** Karina Ricks, Director of the Department of Mobility and Infrastructure  
**From:** William J. Pickering, PWSA Chief Executive Officer  
**Date:** December 22, 2021  
**Subject:** Proposed Vacation of Portions near 4316 Bench Street

The following is in response to the attached 10/19/2021 request regarding the vacation of portion near 4316 Bench Street in the 31st Ward of the City of Pittsburgh.

1. The Water Mapping indicates that there are no PWSA waterlines within the proposed street vacation.
2. The Sewer Mapping indicates that there is no PWSA sewerlines within the proposed street vacation.

PWSA has no objection to the vacation of said street.

In order for PWSA to maintain accurate records in our mapping, we respectfully request confirmation of the Council approval or denial of this proposed vacation.  
If approved by Council, please include the final resolution complete with assigned resolution number.

Attachment

cc: Nicole Kolesar  
Jennifer Massacci, Department of Mobility and Infrastructure  
PWSA File





4316 Bench Way, Homestead, P, X

Show search results for 4316 Bench ...

090M006

MH131J002

976

MH131J001

4316

MH090M012

4315

MH013N039

4400

4345

D6343-15-14-3

4403

BRONZE ST

4411

MH090S017

4405

SI131N001

4337

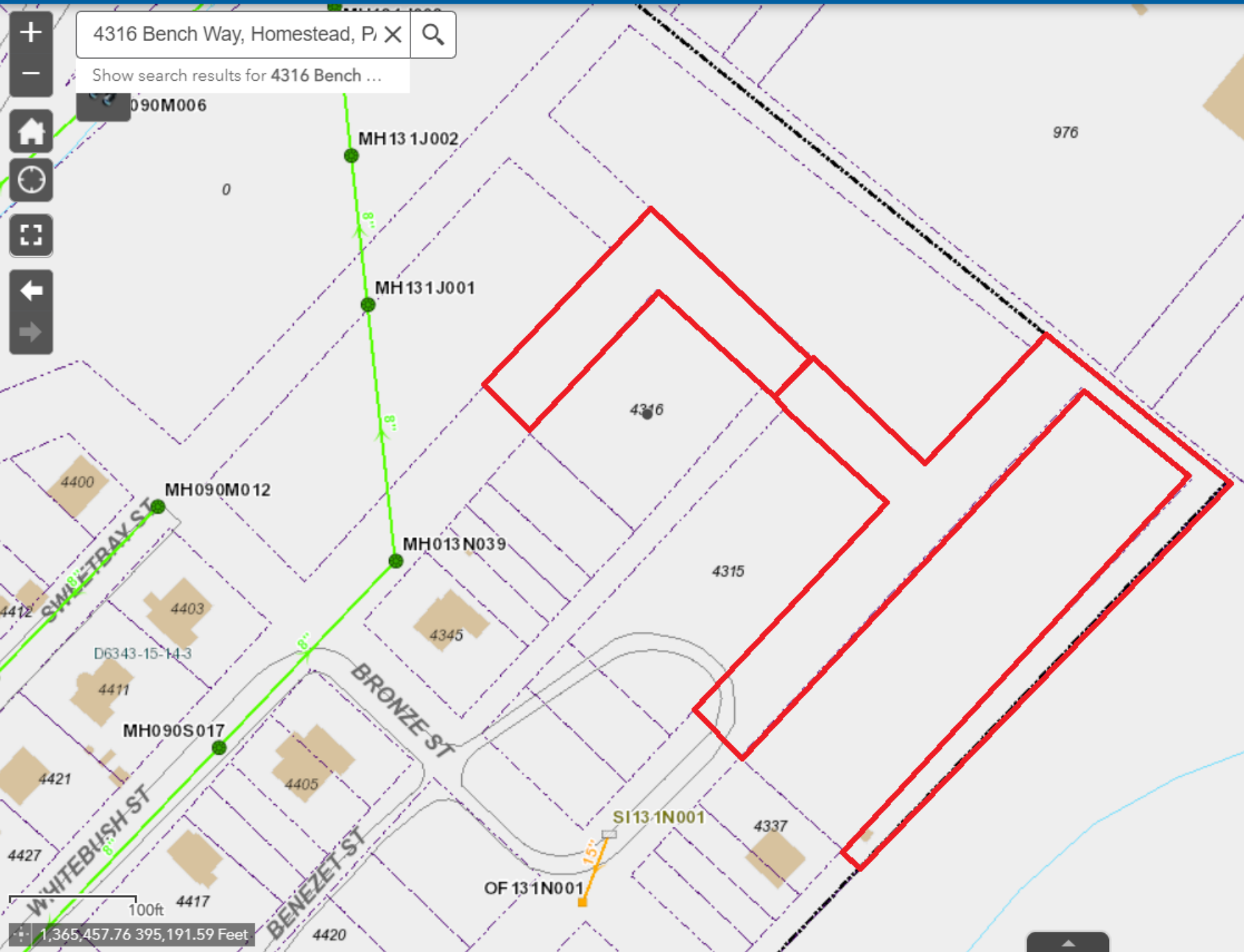
WHITEBUSH ST

BENEZET ST

OF 131N001

100ft

1,365,457.76 395,191.59 Feet



# SIGNED PETITION

City Officials,

I Bernard Noone Sr. & Deborah L. Noone are in full support of Ryan Noone & Alexandra Noone's street vacation plan (DOMI-VAC-2021-08928).

This plan vacates paper streets that surround their current home. The paper streets are as follows Heath, Benezet, Ochra, and Yule.

Thank You for your consideration.

Bernard W. Noone Sr.

Bernard W Noone Sr.

Deborah L. Noone

Deborah L Noone

March 3, 2022

Sworn to and subscribed before me, this the 3<sup>rd</sup> day of March 2022.

[Signature]  
Notary Public

My Commission Expires  
6/16/2023

Commonwealth of Pennsylvania - Notary Seal  
Kimberly Sevacko, Notary Public  
Allegheny County  
My commission expires June 16, 2023  
Commission number 1208340  
Member, Pennsylvania Association of Notaries

To whom it may concern,

Normally a signed petition expressing support for the vacation from property owners directly adjacent to the proposed vacation is required to process. I believe this document is NA. I own the property on both sides of the streets for most of the areas I wish to vacate. The city is listed as the owner on the other adjacent property for another area I wish to vacate.

Thank You,

Alexandra and Ryan Noone