

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

August , 2021

President and Members
City Council
City of Pittsburgh

**RE: Kalamazoo Ave (the rear of
1439 Morningside Ave)
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 1439 Morningside Avenue, in the 10th Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

JOURDAN & STEPHEN SCHMITZ, is proposing to reconstruct an existing failing retaining wall and parking pad that will extend 5 feet within the Kalamazoo Way Right of Way.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

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: July 30, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 1439 Morningside Avenue, in the 10th Ward, 7th Council District, as shown on the attached plan. A copy of the request is also attached.

JOURDAN & STEPHEN SCHMITZ, is proposing to reconstruct an existing failing retaining wall and parking pad that will extend 5 feet within the Kalamazoo Way Right of Way.

KR/JM

Attachments

To whomever it may concern,

I am applying for an encroachment permit for my parking pad the extends into the right of way at 1439 Morningside Ave. We are replacing our old retaining wall that has failed with a new retaining wall and want to refinish the parking pad that was there before. Please let us know if there is anything else you need from us for this permit.

Thank you and take care,

Stephen Schmitz

Cell phone 352-223-4833

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: 6/2/2021

Applicant Name: Jourdan Schmitz & Stephen Schmitz

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

Address: 1439 Morningside Avenue, Pittsburgh, PA 15206

Phone Number: 352-989-6655 Alternate Phone Number: 352-223-4833

Location of Proposed Encroachment: Address above

Ward: 10th Council District: 7 Lot and Block: Block 12-N Lot 75

What is the properties zoning district code: R1D-H (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- 2021-01481

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

Width of Existing Right-of-Way (sidewalk or street): 30 feet (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 20 feet (Before encroachment)

Width of Proposed Encroachment: 30 feet

Length of Proposed Encroachment: 5 feet

Number of feet the proposed object will encroach into the ROW: 5 feet

Description of encroachment: parking pad

Reason for application:

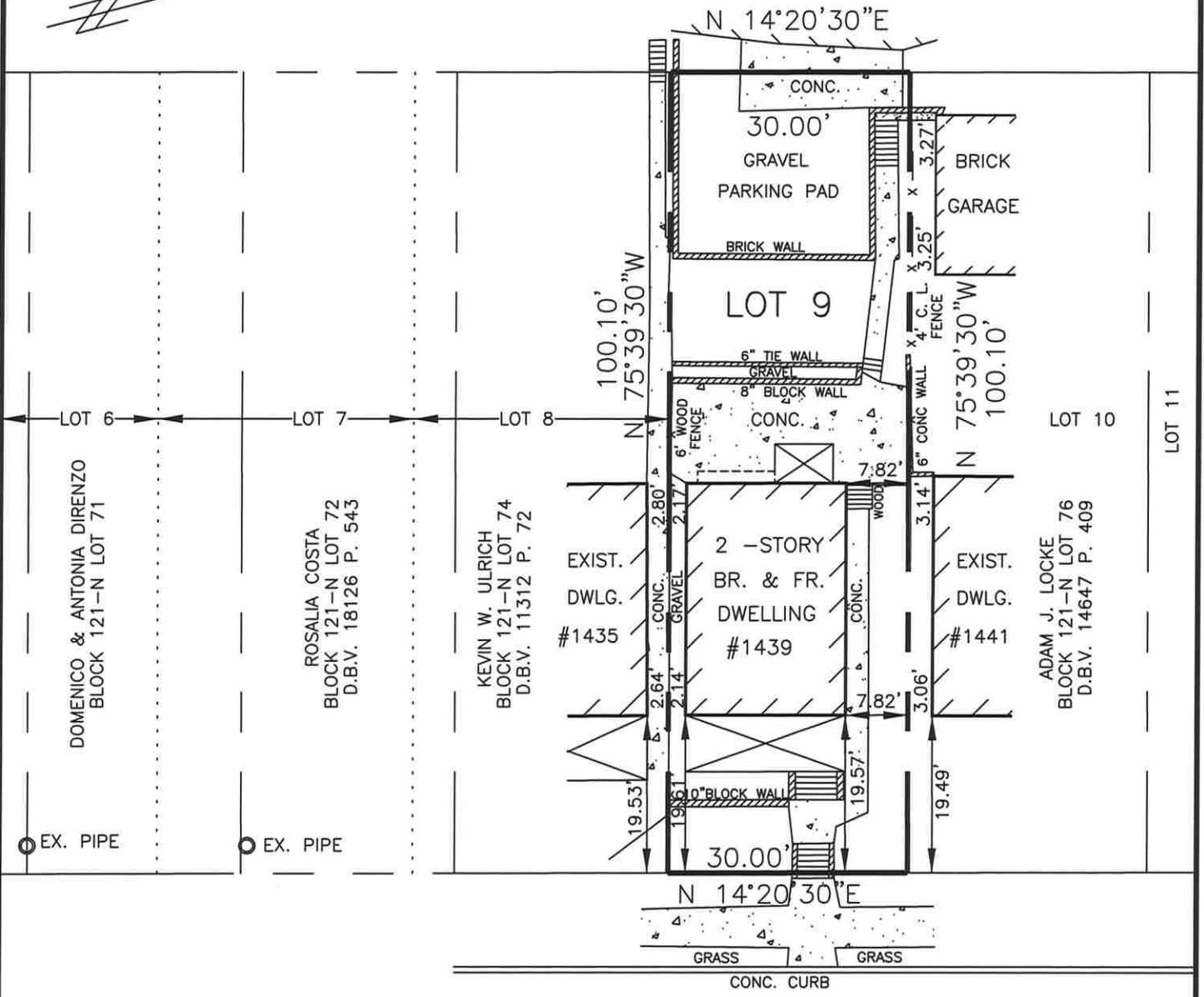
replacing existing, failing parking pad with a safer
structure in the same footprint

MORNINGSIDE MANOR PLAN OF LOTS
P.B.V. 30 P. 114

LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12

EX. CUT

KALAMAZOO WAY 20.02'



MORNINGSIDE AVENUE 60.06'

PLAN OF PROPERTY

SITUATE IN

10TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA

MADE FOR

JOURDAN ELISE & STEPHEN ANDREW SCHMITZ

SCALE: 1" = 20' DATE: APRIL 2, 2021

I hereby certify to and solely for the benefit of,
JOURDAN ELISE & STEPHEN ANDREW SCHMITZ

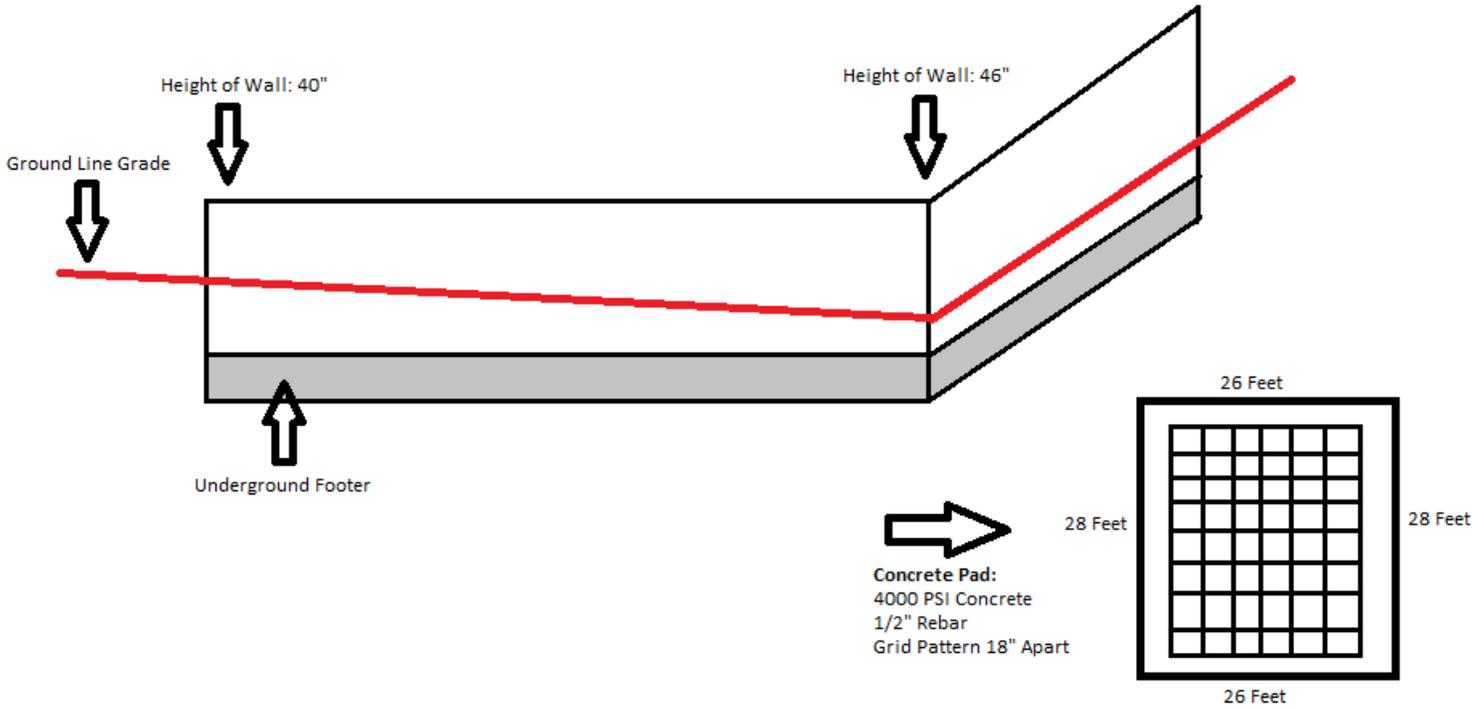
this 2ND day of APRIL, 2021, showing the location of all buildings, easements or servitudes apparent from inspection of the surface of the premises. This plan is not to be reproduced in any manner, nor may it be relied upon by anyone other than the named person or persons for whose benefit it has been prepared and stamped with surveyors seal. Copies of this plan without the embossed seal are for mere convenience of reference only.

John Robert Gales
(Signature)

PREPARED BY
J R GALES & ASSOCIATES, INC.
2704 BROWNSVILLE ROAD 21-173084
PITTSBURGH, PA 15227
PHONE (412) 885-8885 FAX (412) 885-1320

REF. D.B.V. 17541 P. 25
BLOCK 121-N LOT 75

SB 720 P 78-80

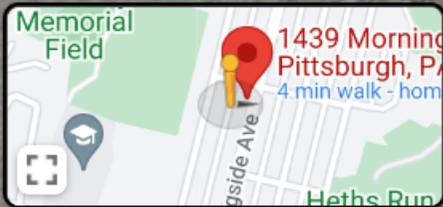


Kalamazoo Way

Pittsburgh, Pennsylvania



Street View

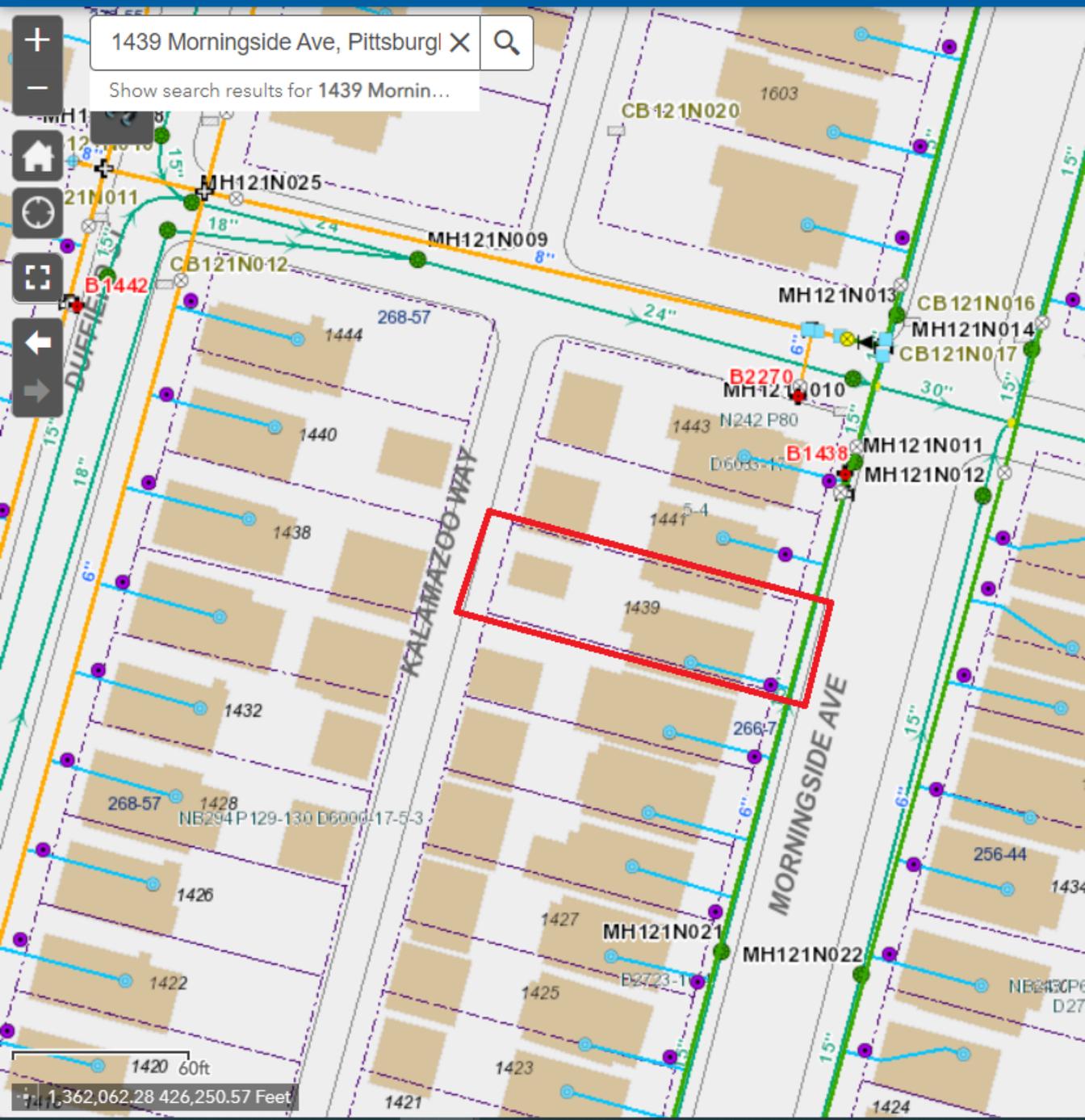


Google

1439 Morningside Ave, Pittsburgl X



Show search results for 1439 Mornin...



1420 60ft
1,362,062.28 426,250.57 Feet

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, PWSA Chief Executive Officer
Date: July 7, 2021
Subject: Proposed Encroachment at 1439 Morningside Avenue

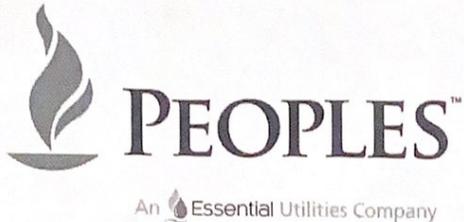
The following is in response to the attached 6/14/2021 request regarding the encroachment near 1439 Morningside Avenue in the 10th Ward of the City of Pittsburgh.

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



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

June 15, 2021

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

RE: Encroachment – Parking Pad
1439 Morningside Avenue
Block/Lot 121-N-75
7th Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from Jourdan Schmitz and Stephen Schmitz regarding the replacement of a parking pad to be constructed at the above-referenced location.

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 the existing/pending encroachment.

Sincerely,

Janice Saltzman
Land Department

Confirmation of Homeowners Insurance

Dear Stephen Schmitz,

This is to certify that the insurance listed below is in force.

This certificate of insurance neither affirmatively nor negatively amends, extends, or alters the coverage provided by the referenced insurance policy, nor does it confer any new or additional contractual rights to the certificate holder other than those conveyed by the policy. The terms of the policy control.

STEPHEN A SCHMITZ AND JOURDAN ELISE SCHMITZ
1439 MORNINGSIDE AVE
PITTSBURGH, PA 15206

are insured as follows:

Homeowners policy CIC 009589540 90A

Personal property:	\$195,000
Personal liability:	\$500,000
Policy effective date:	March 1, 2021
Policy expiration date:	March 1, 2022

Requestor:

CITY OF PITTSBURGH

Sincerely,



Maria I Gutierrez
Insurance
USAA Casualty Insurance Company