

City of Pittsburgh
Department of Mobility & Infrastructure

Application for an Encroachment on City Dedicated Right-Of-Way

Before application can be filed, anyone affiliated with this application must submit a tax & fine clearance statement. This statement must be signed off by all listed in the attached Ordinance. This information request is from City Code 416.03C. (see page 3)

Date 01/30/2019

Name CityStudio

Address 5150 Penn Avenue, #300, Pittsburgh, PA 15224

Home Phone Number: _____ Business Phone Number: 412-346-8314

Pager Number: _____ Cell Phone Number: _____

Location of Proposed Encroachment: 5019 Penn Avenue, Pittsburgh, PA 15224

Ward: 10-07 Council District: 9

Lot and Block What is the properties zoning code? (zoning office 255-2235) 50-K-337

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

Width of Existing Right-of-Way (sidewalk or street): 11'-9" (Before encroachment)

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

Width of Proposed Encroachment: 3'-11"

Length of Proposed Encroachment: 20'-0"

Reason for application: ADA accessible ramp at main entrance of the yoga studio

PLEASE ATTACH ALL ADDITIONAL INFORMATION

Upon completion of the building, how many people will the structure accommodate? 31

As a result of this encroachment, will the project create jobs and if so how many? 3

I have enclosed a picture or drawing of the proposed structure to be placed on the site of the encroached property. (No Larger than 8" X 11")

If there are abutting property owners, I have enclosed the petition (attached at the end of the application) received at the time of the application containing signatures of all adjacent property owners.

This petition has been *witnessed* and *notarized*.

I have enclosed a copy of the specifications. (No Larger than 8" X 11")

I have enclosed a copy of a survey or plot plan of the property.

REMEMBER TO ATTACH ALL ADDITIONAL INFORMATION. (ie.: Letter to the

Director, Insurance forms (these are due when the encroachment is approved), maps, specs, drawings, petitions, a check for \$150.00 payable to Treasurer City of Pittsburgh).

For Office Use:

Check for \$150.00 ✓ #1403 Received Plot Plan or Survey ✓

Received Required Insurance ✓ Petition signed and notarized n/a

Received detailed map of proposed encroachment ✓

Received drawing or picture of completed project ✓

Received picture of proposed encroached property ✓

Received signed, notarized Petition, if there are abutting property owners n/a

All tax information in compliance _____ delinquent _____



5150 Penn Avenue, Pittsburgh PA 15224 - 412.345.1999 - info@citystudiopgh.com

citySTUDIO

January 30, 2019

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

Dear Ms. Ricks,

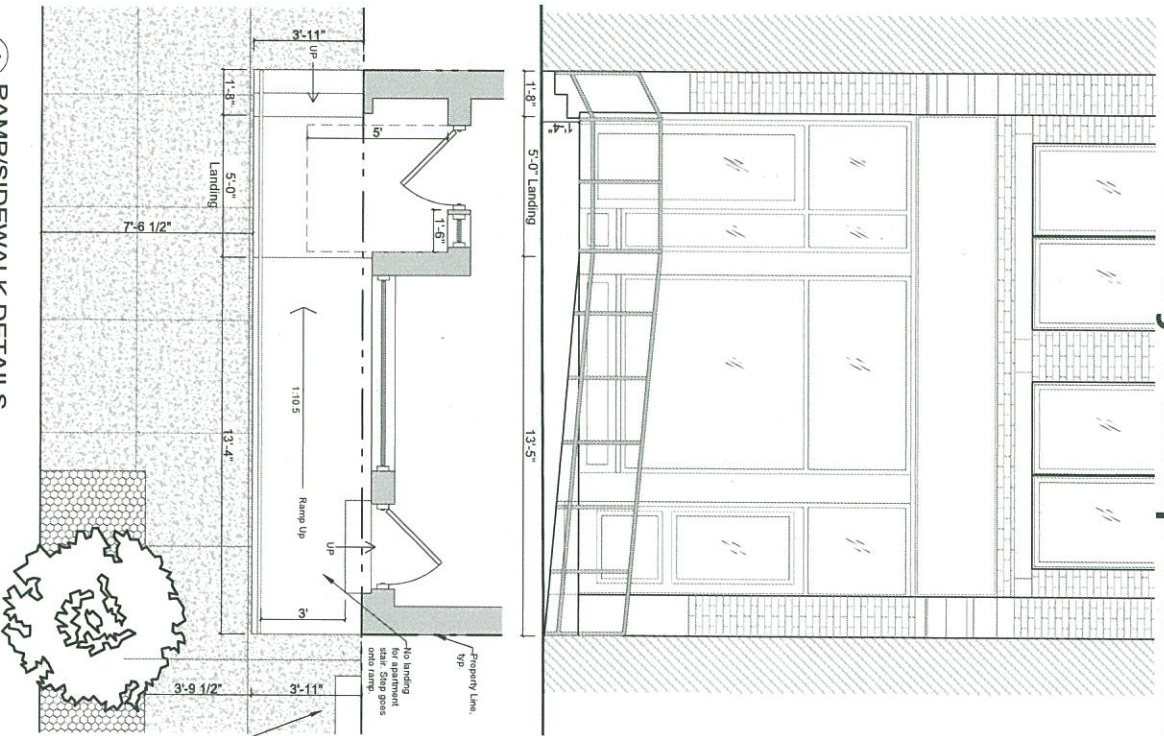
The attached form is an encroachment application for 5019 Penn Avenue. This project proposes to add a 3'-11" by 20'-0" accessible ramp to the main entrance of One Point One Yoga Studio. Please note that the ramp slope is 1:10.5 due to the length of the parcel and inability to extend the ramp in front of the adjacent properties. We have been granted a variance from the Secretary of the Department of Labor and Industry, and the letter is attached. Also included with the application is a site plan, a ramp detail, an elevation, and a project narrative.

Please let me know if you have any other questions.

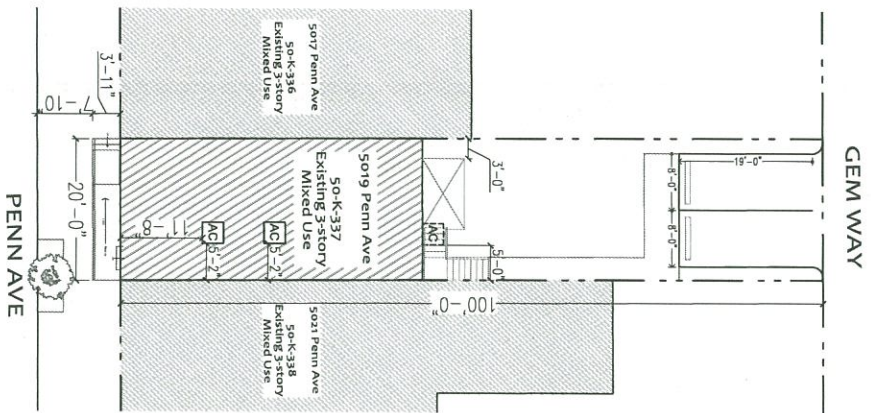
Sincerely,

Ryan England
Partner

New Entry Ramp Accessible Detail: 5019 Penn Ave.

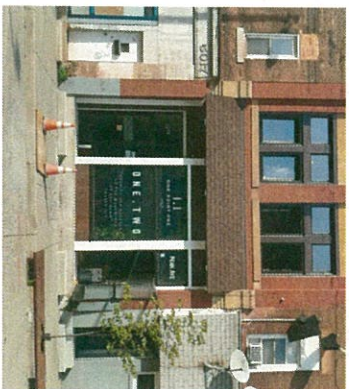


1 RAMP/SIDEWALK DETAILS
 Scale: 1/4"=1'-0"
 Front entry plan and elevation detail for proposed entry ramp



2 SITE PLAN
 Scale: 1/16"=1'-0"
 Note, rear of site is 9' below first floor grade.

If neighbor (5021 Penn) constructs an accessible entry, the owner of 5019 Penn can reconstruct Neighbor was unwilling to do so at this time



3 EXISTING CONDITIONS
 PHOTO

This existing three story structure has a first floor yoga studio with entrance on the left in the photo, and two apartments above with door on the right in photo. Both entrances are 16" above sidewalk grade.

There are several constraints on this site: the height of entrance and first floor above grade, the need to ramp up and step down, space for landing, and 20' wide building frontage.

Within those constraints, we have explored multiple options and determined that the approach on this page most closely conforms to code. The proposed ramp slope is 1:10.5 instead of the required 1:12, but the landing, turning space, and door clearance all meet code. The apartment exit steps onto the cross slope of the landing, a condition with no accessibility concerns as the apartments are neither accessible or visible.

Both adjacent property owners were contacted to attempt to create a better collaborative solution, and neither was willing. If adjacent owners decide to rework their entries in the future, this owner is willing to rebuild their ramp. If two properties constructed a shared ramp, full accessibility would be achievable.

citySTUDIO
 5150 Penn Ave.
 Pittsburgh PA 15224
 412.345.1999
 www.citystudiopgh.com

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5019 Penn Ave
 Renovations
 Pittsburgh, PA 15224

OWNER:
 EASY RENTALS LLC

RAMP DRAWINGS
 DATE ISSUED:
 September 25, 2018
 REVISED:
 April 18, 2019

5019 Penn Ave
SP1
 SITE PLAN

November 20, 2018

Ryan England
citySTUDIO
5150 Penn Avenue
Pittsburgh, PA 15224

Re: 1.1 Yoga
5019 Penn Avenue
Pittsburgh, PA 15224

Dear Mr. England:

Acting upon the recommendation from Pennsylvania's Accessibility Advisory Board, the Designee of the Secretary of the Department of Labor & Industry has ruled the following:

Variance from §705.1 of the International Existing Building Code (IEBC), 2015 edition, as well as §1105.1 of the International Building Code (IBC), 2015 edition, as they pertain to §405.2 of the American National Standards Institute (ANSI) A117.1, 2009 edition, to accept a nominal 1:10 slope on the entry ramp.

The variance is **GRANTED** provided signage be placed at the bottom of the ramp announcing that the ramp is steep and that assistance may be needed, along with a call button, within proper reach range of the sidewalk.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Matthew W. Kegg, Director
For: Secretary of Labor & Industry

nmg

cc: E. Harless, BCO

quiet your mind

PLEASE
DO NOT
ENTER
IF
CLOSED

NOTICE
NOTICE

ONE POINT ONE
Yoga

ONE . TWO
"yoga is the quieting
of the mind"
-Sri Sri Ravi Shankar

PENN AVE

300





5019

quiet your mind

we're
open
today
from
10am-6pm

O N

"yoga
of

W