

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

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

From: Director Karina Ricks 

CC: Jen Massacci

Date: March 8, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 2603 Sidney Street, in the 16th Ward, 3rd Council District, as shown on the attached plan. A copy of the request is also attached.

SOUTHSIDE WORKS CITY APARTMENTS LLC, is proposing to install (2) new projecting banner signs and (2) canopies on an existing building. Kindly let us know if you have objection to this request.

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

March , 2021

President and Members
City Council
City of Pittsburgh

**RE: 2603 SIDNEY STREET
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 2603 Sidney Street, in the 16th Ward, 3rd Council District, as shown on the attached plan. A copy of the request is also attached.

SOUTHSIDE WORKS CITY APARTMENTS LLC, is proposing to install (2) new projecting banner signs and (2) canopies on an existing building.

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

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

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

Date 11/04/2020

Applicant Name Pittsburgh Sign and Lighting, LLC

Property Owner's Name (if different from Applicant) Southside Works City Apartments LLC

Address 28411 Northwestern Hwy Ste 400, Southfield, MI 48034

Phone Number: _____ Alternate Phone Number: _____

Location of Proposed Encroachment: 2603 Sidney Street
Building sides on S 26th Street and Sidney Street

Ward: 16th Council District: _____ Lot and Block 12-H-265-1

What is the properties zoning district code? SP-5 (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) ZDR - 2020-02059

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

Width of Existing Right-of-Way (sidewalk or street): 11.5' (Before encroachment) 11.5' - S26th St

Length of Existing Right-of-Way (sidewalk or street): 278' (Before encroachment) 395'

Width of Proposed Encroachment: banners 1/4" 5" = Pet Palace Canopy signs 1/4" = "Boarding Grooming Daycare" Canopy

Length of Proposed Encroachment: banners = 3' 8'-11" = Pet Palace Canopy signs 22' = Canopy 1/4" "Boarding Grooming Daycare" Canopy

Number of feet the proposed object will encroach into the ROW: 2 banner signs - 3'; 2 canopy signs 5" off existing canopy

Description of encroachment: 2 banner signs, 1 on Sidney St & 1 on S 26th St. 2 canopy signs

Reason for application: 1 on and 1 on top of the canopy on Sidney St & 1 on & 1 on top of the canopy on S 26th Street

Pet Palace is a new business that would like customers to be able to find their location with projecting banner signs and canopy signs on S26th Street and Sidney Street



1061 3rd Street
North Versailles, Pa 15137
724-327-4431
www.pghsignandlighting.com

October 30, 2020

Re: Encroachment Permit for a Sign

Dear Karina Ricks,

Please accept this letter of request for an Encroachment permit for Pet Palace Projecting Banner signs and Canopy signs to be located at 455 South 26th Street. Pet Palace has requested that Pittsburgh Sign and Lighting, LLLC install the sign at this location for all customers to be aware of the brand new business in the South Side.

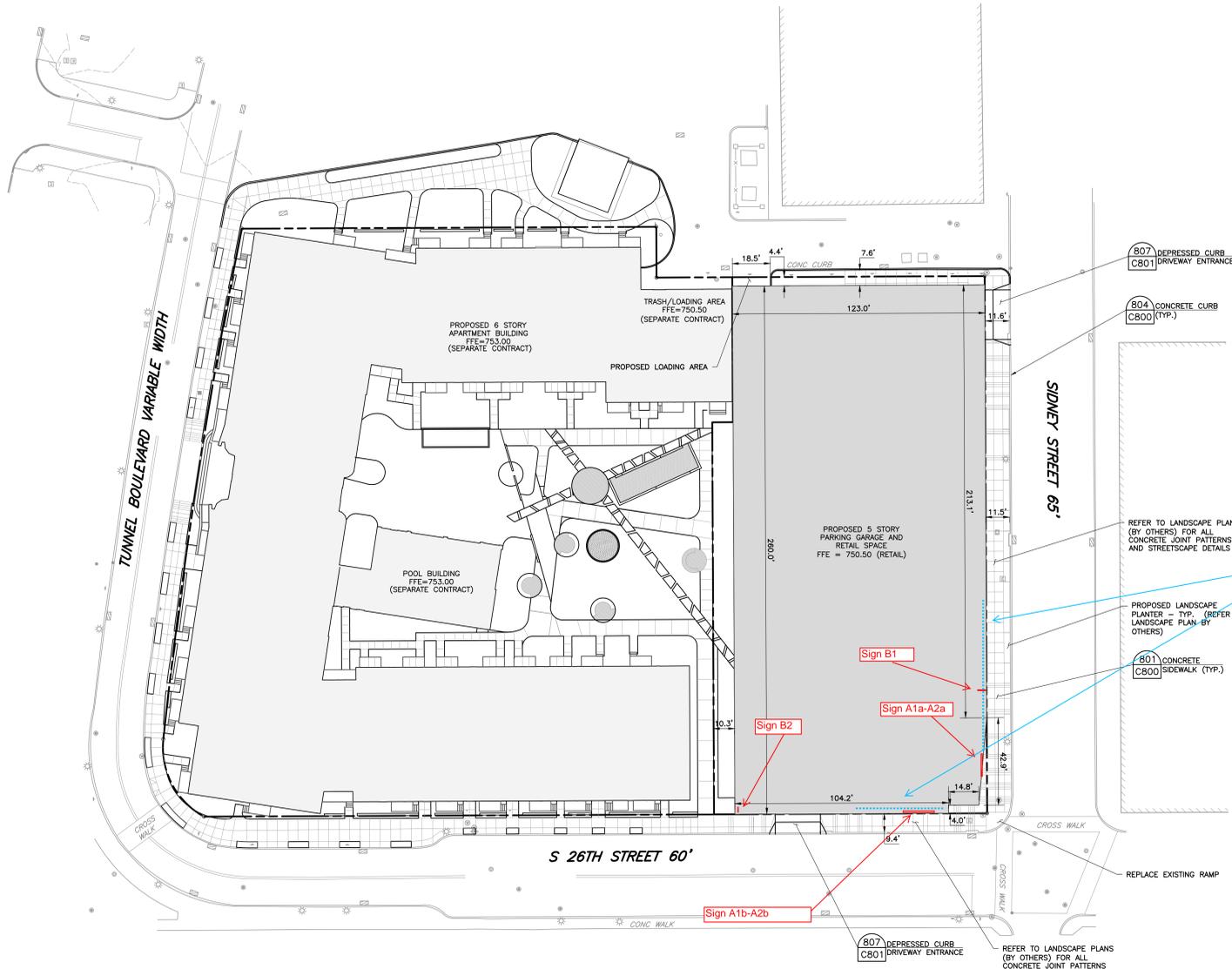
Please let me know if you have any questions or require additional information.

Sincerely,

Sarah Bradley
Administrator



NORTH



LEGEND

| | |
|-----|-------------------------------------|
| --- | EXISTING SUBJECT PROPERTY LINE |
| --- | EXISTING INDEX CONTOUR |
| --- | EXISTING INTERMEDIATE CONTOUR |
| --- | EXISTING PAVED ROADWAY |
| --- | EXISTING UNPAVED DRIVEWAY |
| --- | EXISTING CURB |
| --- | EXISTING CURB CUT |
| --- | EXISTING FENCE |
| --- | EXISTING GUIDERAIL |
| --- | EXISTING SANITARY SEWER LINE |
| --- | EXISTING GAS LINE |
| --- | EXISTING WATERLINE |
| --- | EXISTING STORM SEWER |
| --- | EXISTING ELECTRIC LINE |
| --- | EXISTING OVERHEAD ELECTRIC LINE |
| --- | EXISTING TELEPHONE LINE |
| --- | EXISTING BUILDING |
| --- | EXISTING MANHOLE |
| --- | EXISTING STORM INLET/CATCH BASIN |
| --- | EXISTING UTILITY POLE W/ GUY WIRE |
| --- | EXISTING ELECTRIC BOX |
| --- | EXISTING LIGHT POLE |
| --- | EXISTING GAS VALVE/METER |
| --- | EXISTING WATERLINE VALVE |
| --- | EXISTING TELEPHONE MANHOLE |
| --- | EXISTING TEST BORING LOCATION |
| --- | EXISTING SIGN |
| --- | EXISTING PARKING METER |
| --- | EXISTING BOLLARD |
| --- | EXISTING SPOT ELEVATION |
| --- | EXISTING TREE/BUSH |
| --- | PROPOSED APARTMENT BUILDING |
| --- | PROPOSED GARAGE AND RETAIL BUILDING |
| --- | PROPOSED SIDEWALK |

REVISION RECORD

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Civil & Environmental Consultants, Inc.
 333 Baldwin Road - Pittsburgh, PA 15205
 412-428-2324 - 800-365-5224
 www.civil.com

DESMAN ASSOCIATES
OPEN HEARTH GARAGE
16TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

LAYOUT PLAN

DATE: 06/09/2014
 DRAWN BY: [Name]
 DWG SCALE: 1"=30'
 PROJECT NO: 140-327
 APPROVED BY: [Signature]

C200

P:\2014\140-327\140-327.dwg (06/09/2014 14:07:00) - User: [Name] - Date: 06/09/2014 1:46 PM

- REFERENCE**
- EXISTING TOPOGRAPHY PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., 333 BALDWIN ROAD, PITTSBURGH, PA 15205, PHONE: (412) 429-2324, FILENAME: 131872-CV01-SRV.DWG, TITLE: "ALTA/ACSM LAND TITLE SURVEY", SCALE 1"=20', CONTOUR INTERVAL: 1'
 - BUILDING LAYOUT PROVIDED BY DESMAN ASSOCIATES ON 05/12/2014.

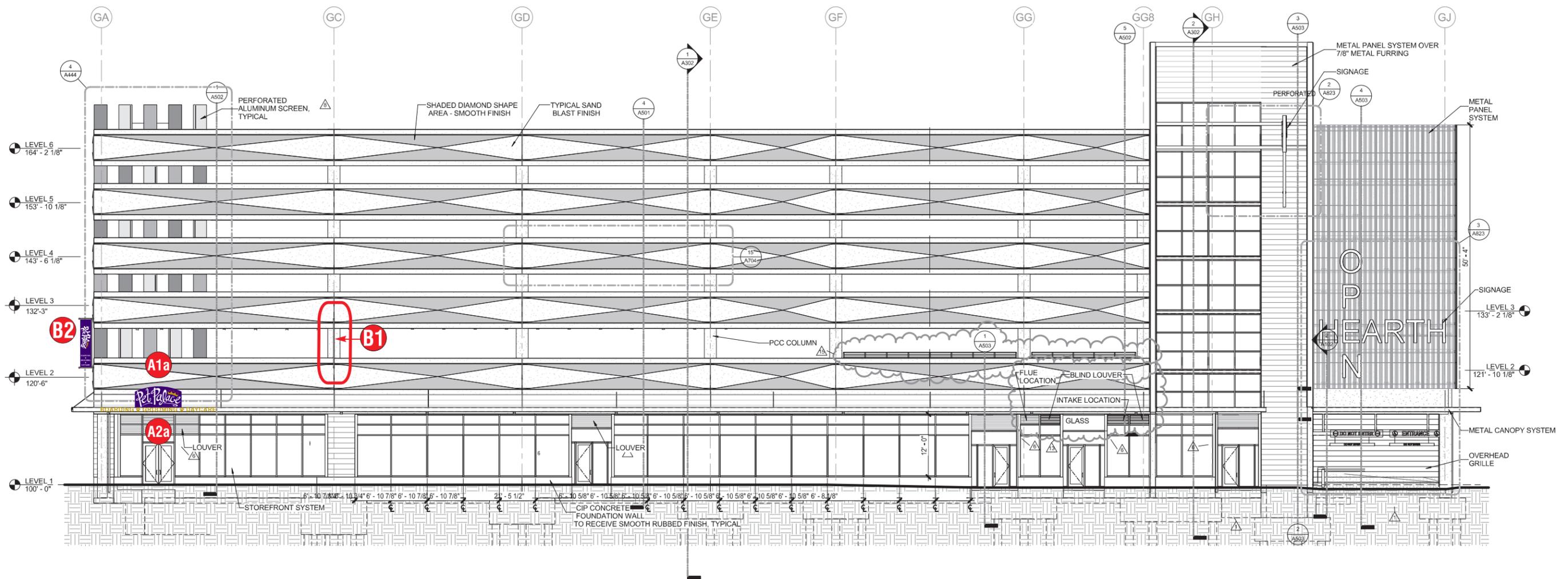


ONE CALL SERIAL NO.: 20131001726

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776

PENNSYLVANIA ACT 38 (1981) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO DIG, DRILL, BLAST, ASSESS, BORE, GRADE, TRENCH, OR REMOVAL WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776.
 UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.





SOUTH ELEVATION (SIDNEY ST)
SCALE: 1" = 20'-0"



VISUAL COMMUNICATIONS
www.FederalHeath.com

12704 DuPont Circle Tampa, FL 33626
(813) 855-4415 (800) 284-3284 Fax (813) 854-3037

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Oceanside, CA - Racine, WI - Rochester Hills, MI
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Grafton, WI - Houston, TX - Idaho Falls, ID - Jacksonville, TX
Knoxville, TN - Las Vegas, NV - Louisville, KY
Oceanside, CA - Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

- R1 02.28.20 M.E. VARIOUS CHANGES PER MARKED UP PAGES
- R2 03.12.20 CA Updated Address fm 25th to 26th Street.
- R3 03.19.20 MG Highlight B1 & B2 in red on elev's/ revise labels on signs A & B.
- R6 07.02.20 WS Update signs A to provided exhibit option w/ perf. alum bkgrnd.; reduce sign B supports by 1/3rd; add pg for enlarged window vinyl.
- R7 07.06.20 BW Revise placement of tag line A2a & A2b.
- R8 07.14.20 DR Add window cut outs and animal graphics

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: Boyd Hippenstiel

Project Manager: Lucricia Brown

Drawn By: Jody Graham

UL Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
Pet Palace
BOARDING * GROOMING * DAYCARE

455 SOUTH 26TH ST
PITTSBURGH, PA 15203

Job Number: 23-59752-10

Date: February 26, 2020

Sheet Number: 2 of 8

Design Number: 23-59752-10 R8

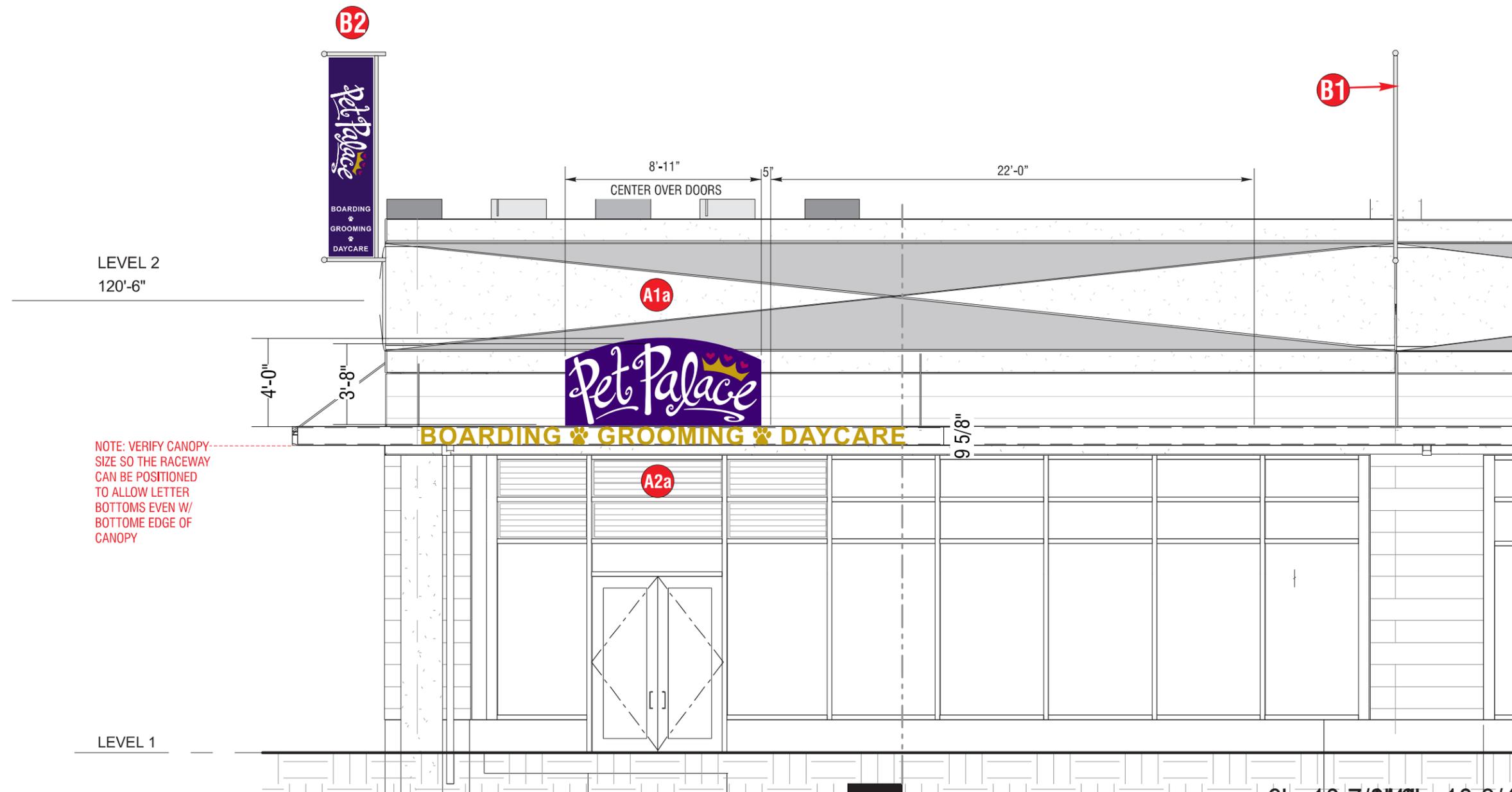
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Pet Palace



BOARDING 🐾 GROOMING 🐾 DAYCARE

455 SOUTH 26TH ST
PITTSBURGH, PA 15203



NOTE: VERIFY CANOPY SIZE SO THE RACEWAY CAN BE POSITIONED TO ALLOW LETTER BOTTOMS EVEN W/ BOTTOM EDGE OF CANOPY

ENLARGEMENT
scale: 3/16" = 1'-0"



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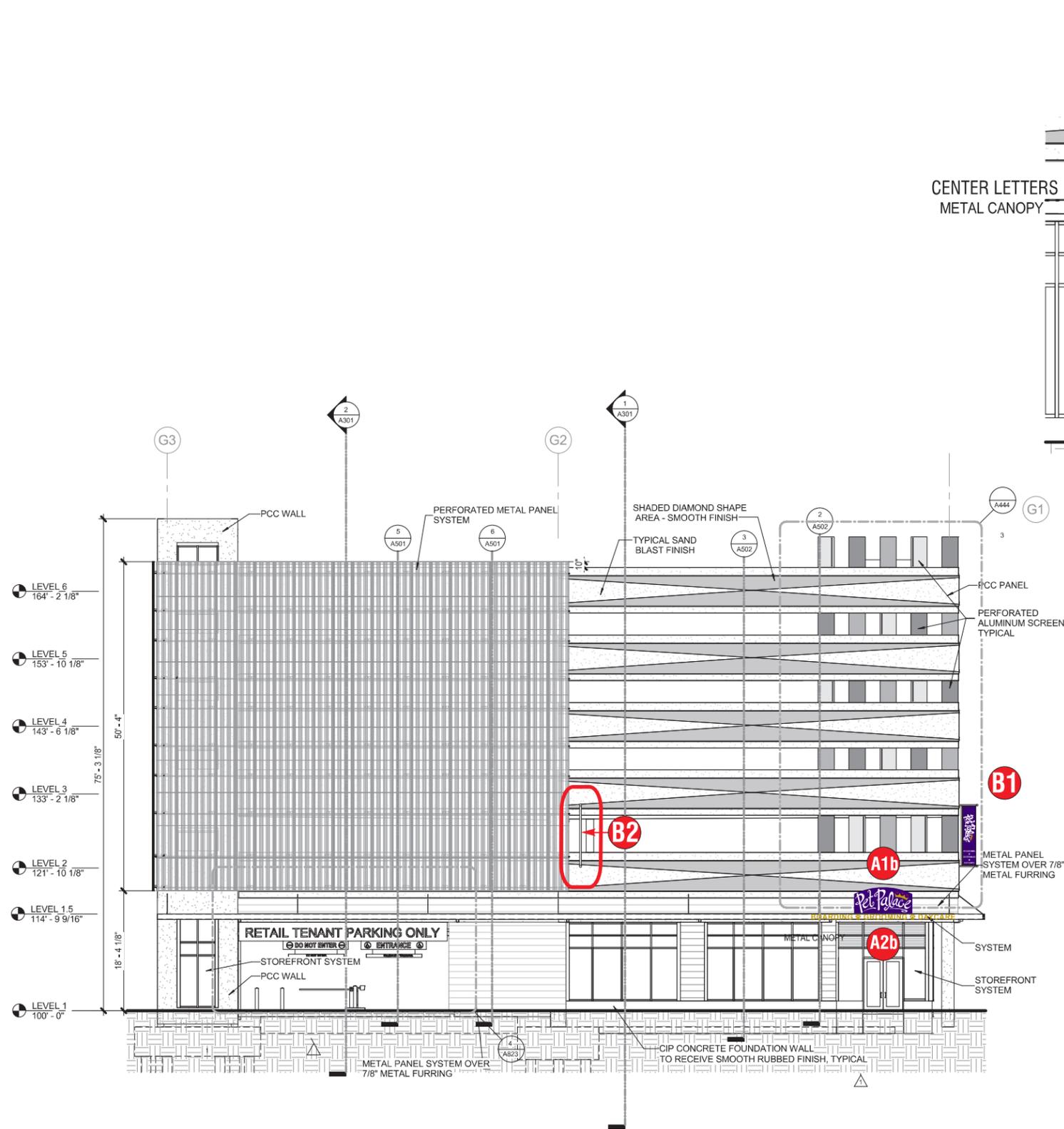
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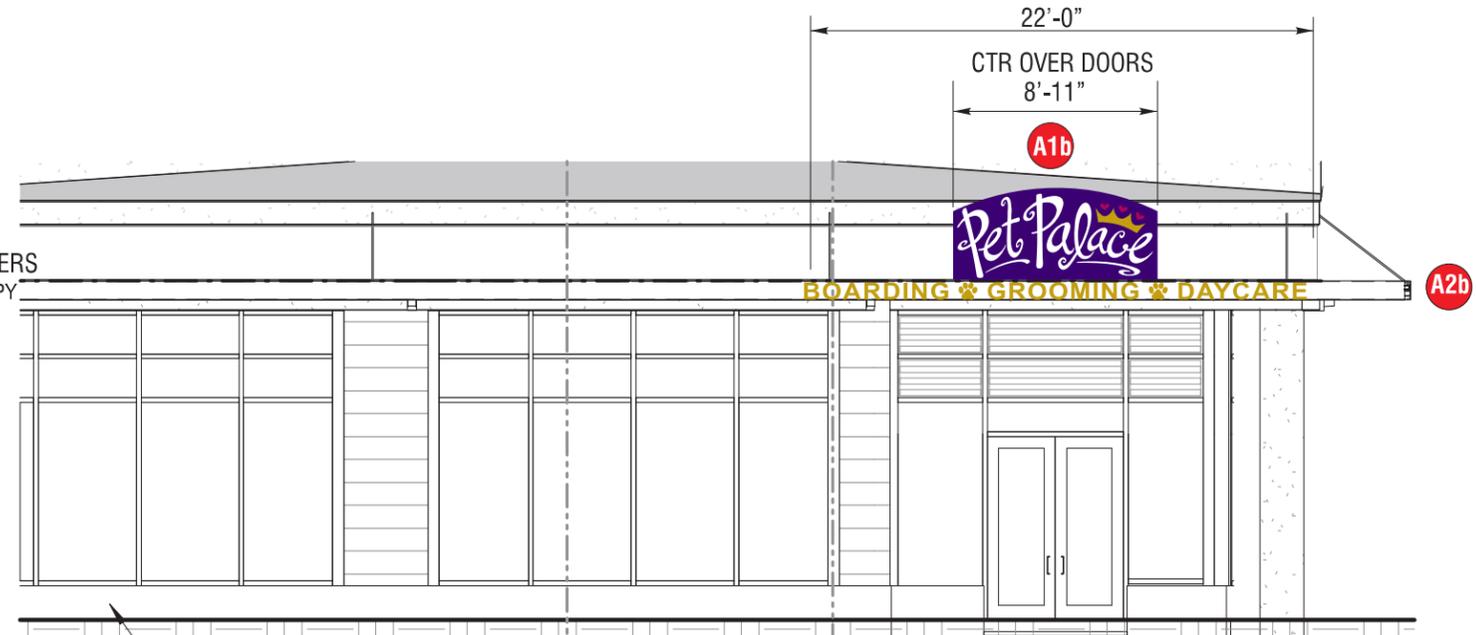
Sheet Number: 3 Of 8

Design Number: 23-59752-10 R8

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WEST ELEVATION (S 26TH ST)
SCALE: 1" = 20'-0"



ENLARGEMENT
SCALE: 1/8" = 1'-0"

FEDERAL HEATH
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Project / Location:
Pet Palace
BOARDING * GROOMING * DAYCARE
455 SOUTH 26TH ST
PITTSBURGH, PA 15203

Job Number: 23-59752-10
Date: February 26, 2020
Sheet Number: 4 of 8
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NOTE:
ELECT. RAN TO SIGN
LOCATION BY OTHERS

A1a A1b INTERNALLY ILLUMINATED CHANNEL LETTER LAYOUT "PET PALACE" | 31.28 SQ. FT. | QTY: TWO (2)
SCALE: 3/4" = 1'-0"

CHANNEL LETTERS:
RETURNS: 5" DEEP, ALUMINUM PAINTED PMS 2622
#7328 WHITE ACRYLIC FACES W/ VINYL OVERLAY BANDED 1" TRIM CAP. PAINTED TO MATCH PMS 2622
ILLUMINATION VIA WHITE LEDs
.125 PERF. ALUMINUM BACKGROUND PAINTED TO MATCH PMS 2622
RACEWAY & SUPPORTS PAINTED DURANODIC BRONZE

- PMS 130 / TRANSLUCENT GOLD NUGGET VINYL
- PMS 188 / TRANSLUCENT BURGUNDY VINYL
- PMS 2622 / TRANSLUCENT PLUM PURPLE VINYL
- BLACK
- DURANODIC BRONZE (raceway & supports)

22'-0"

9 5/8" **BOARDING GROOMING DAYCARE**

A2a A2b PLATE MOUNTED FCO SET | 18.3 SQ. FT. | QTY: TWO (2)
SCALE: 1/2" = 1'-0"

SPECIFICATIONS:
3/8" PLATE ALUMINUM FCOs, PAINTED T/M PMS 130C SATIN GOLD.
LETTERS TO BE STUD MOUNTED TO FACE OF CANOPY.

- PMS 130C SATIN GOLD

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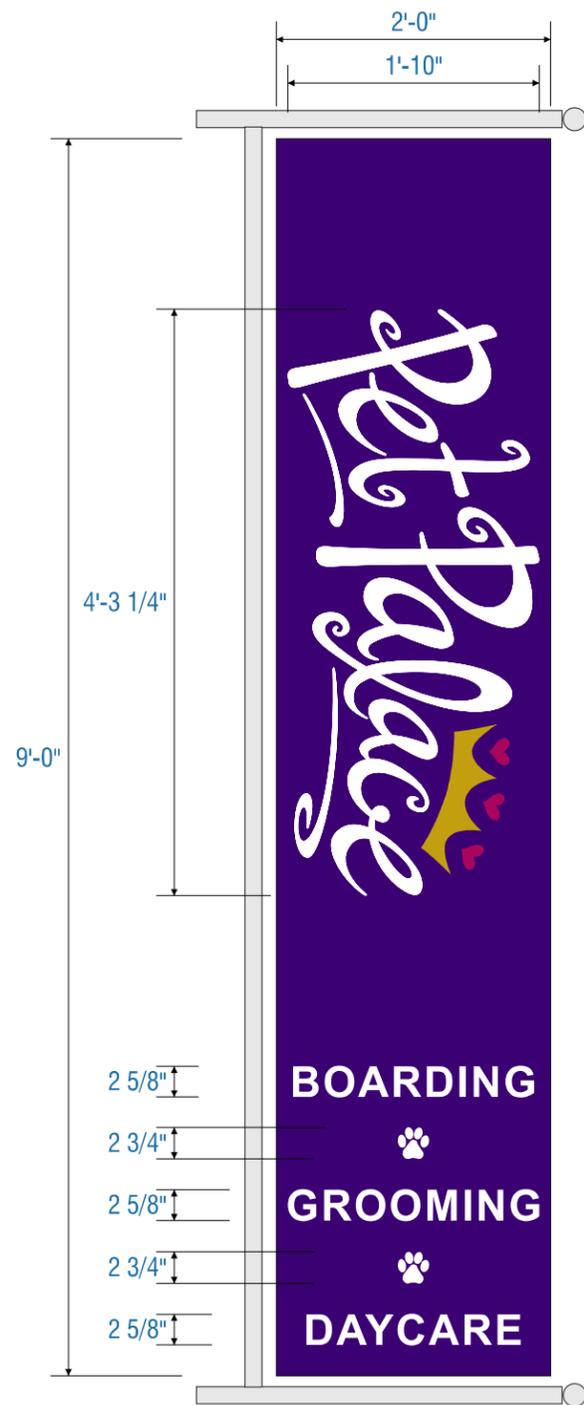
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Sheet Number: 5 of 8
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- PMS 130 / TRANSLUCENT GOLD NUGGET VINYL
- PMS 188 / TRANSLUCENT BURGUNDY VINYL
- PMS 2622 / TRANSLUCENT PLUM PURPLE VINYL
- SECONDARY COPY / WHITE

B1 B2 FLAG BANNER | 18.00 SQ. FT. | QTY: TWO (2)

SCALE: 3/4" = 1'-0"

FLAG BANNER

D/F BANNER VINYL GRAPHICS APPLIED FIRST SURFACE ON BOTH SIDES



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Project Manager: Lucricia Brown

Drawn By: Jody Graham



Project / Location:



455 SOUTH 26TH ST
PITTSBURGH, PA 15203

Job Number: 23-59752-10

Date: February 26, 2020

Sheet Number: 6 of 8

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We Buy Houses Cash
Without the Hassle
Pitt.com





ADDITIONAL REMARKS SCHEDULE

| | | | |
|---|---------------------------|---|--|
| AGENCY Arthur J. Gallagher Risk Management Services. Inc. | | NAMED INSURED City Club Apartments, LLC | |
| POLICY NUMBER _____ | | EFFECTIVE DATE: _____ | |
| CARRIER _____ | NAIC CODE _____ | | |

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ **FORM TITLE:** : Notes

Insurer C: \$15M Excess of \$10M Excess Liability
 Policy # 100031897603
 Effective Dates 10/1/2020 to 10/1/2021
 Occurrence/Aggregate Limits \$15,000,000
 Retention \$0

Insurer D: \$15M Excess of \$25M Excess Liability
 Policy # EXC3279325
 Effective Dates 10/1/2020 to 10/1/2021
 Occurrence/Aggregate Limits \$15,000,000
 Retention \$0

Insurer E: \$10M Excess of \$40M Excess Liability
 Policy # EXC30000866802
 Effective Dates 10/1/2020 to 10/1/2021
 Occurrence/Aggregate Limits \$10,000,000
 Retention \$0

30 days notice of cancellation; 10 days for non-payment of premium.

Additional Named Insured Schedule:

- 309 HOLDING LLC
- CCA CBD CINCINNATI LLC
- CCA #15 LLC
- ANN ARBOR CITY ASSOCIATES LLC
- VILLAGE GREEN OF CANTON LP
- 800 CITY APARTMENTS LLC
- ELMWOOD PARK PLAZA LP
- CCA LAFAYETTE PARK LLC
- LAFAYETTE PARK HOLDING LLC
- VGPH HOLDING LLC
- 343 S DEARBORN II LLC
- VILLAGE GREEN ON FRANKLIN LP
- GOLD COAST CITY APARTMENTS LLC
- CHICAGO LAND TRUST CO (AKA TRUST #43663)
- VILLAGE GREEN ON LAKE ST CLAIR ASSOCIATES LP
- MDA CITY APARTMENTS LLC
- MDA MASTER TENANT LLC
- CCA MDA II LLC
- MILL DISTRICT CITY APARTMENTS LLC
- HOLTZMAN INTEREST #28 LLC
- PLAZA CLUB CITY APARTMENTS LLC
- RCA VG LLC
- GF GARDENIA LLC
- BUTTERFIELD ROAD APARTMENTS LLC
- VILLAGE GREEN OF SOUTHGATE WEST LP
- SOUTHSIDE WORKS CITY APARTMENTS LLC
- EAGLE REALTY INVESTMENTS INC
- SOUTHSIDE TUNNEL APARTMENTS INVESTOR HOLDINGS LLC
- VILLAGE PARK OF BLOOMINGTON LIMITED PARTNERSHIP
- VPRH LLC DBA VILLAGE PARK OF ROCHESTER HILLS
- TROLLEY PLAZA LLC
- DETROIT CITY APARTMENTS LLC
- CITY CLUB APARTMENTS LLC
- CITY CLUB APARTMENT MANAGEMENT LLC
- CITY CLUB APARTMENT COMMUNICATIONS LLC
- CITY CLUB APARTMENT DESIGN LLC
- CITY CLUB HOSPITALITY LLC
- CCA CBD MINNEAPOLIS LLC
- MINN CD HOLDING LLC
- JH MN HOLDING LLC
- CCA CBD CINCINNATI II LLC
- CCA CBD CINCINNATI II HOLDING LLC, CCA CBD DETROIT, LLC, CCA
- CROSSROADS KANSAS CITY, LLC

AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

| | | | |
|--|-----------|--|--|
| AGENCY Arthur J. Gallagher Risk Management Services. Inc. | | NAMED INSURED City Club Apartments, LLC | |
| POLICY NUMBER | | | |
| CARRIER | NAIC CODE | EFFECTIVE DATE: | |

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: _____ **FORM TITLE:** : Notes

Location Schedule:

- 309 VINE ST, CINCINNATI, OH 45202-3524
- 201 S 1ST ST, ANN ARBOR, MI 48104-1395
- 41420 W VILLAGE GREEN BLVD, CANTON, MI 48187-3862
- 800 S 4TH ST, LOUISVILLE, KY 40203-2151
- 750 CHENE ST, DETROIT, MI 48207-3938
- 39365 VILLAGE GREEN BLVD, FARMINGTON HILLS, MI 48331-5844
- 343 S DEARBORN ST, CHICAGO, IL 60604-4000
- 27525 FRANKLIN RD, SOUTHFIELD, MI 48034-8275
- 860 N DEWITT PL, CHICAGO, IL 60611-5781
- 35844 JEFFERSON AVE, HARRISON TWP, MI 48045-3243
- 63 E LAKE ST, CHICAGO, IL 60601-5921
- 225 PORTLAND AVE, MINNEAPOLIS, MN 55401-2558
- 4621 JEFFERSON ST, KANSAS CITY, MO 64112-1405
- 555 BRUSH ST, DETROIT, MI 48226-4348
- 1132 N CAMPBELL RD, ROYAL OAK, MI 48067-1534
- 1215 CROOKS RD, ROYAL OAK, MI 48067-1346
- 2751 MELCOMBE CIR, TROY, MI 48084-3436
- 13750 VILLAGE GREEN BLVD, SOUTHGATE, MI 48195-3444
- 2626 TUNNEL BLVD & 2639 SIDNEY ST, PITTSBURGH, PA 15203-6102
- 46280 DEQUINDRE RD, SHELBY TWP, MI 48317-3812
- 1431 WASHINGTON BLVD, DETROIT, MI 48226-1732
- 328 S JEFFERSON ST STE 570, CHICAGO, IL 60661-5649
- 31700 MIDDLEBELT RD STE 140, FARMINGTON HILLS, MI 48334-2302
- 95 S 10TH ST, MINNEAPOLIS, MN 55403
- 1 W 4TH ST, CINCINNATI, OH 45202-3604
- 1800 & 1840 BUTTERFIELD, TROY, MI 48084
- 171 N WABASH AVE & 60 E BENTON PLACE, CHICAGO, IL 60601-3605
- 624-644 CHENE ST, DETROIT, MI 48207-3979
- 550 CHENE ST, DETROIT, MI 48207-3907
- 2001 WALNUT ST, KANSAS CITY, MO 64108-1811
- 1915 MAIN ST # 1919, KANSAS CITY, MO 64108-1917

