

CITY OF PITTSBURGH

DEPARTMENT OF MOBILITY & INFRASTRUCTURE

CITY-COUNTY BUILDING

Date6/25/2025					
Address 4612 Lytle Street, Pittsburgh PA 15207					
Phone Number: <u>978-935-8039</u> Alternate Phone Number: <u>412-391-2884 ext 226</u>					
Location of Proposed Encroachment: under the side walk along Eliza Street					
Ward:5 Council District:6Lot and Block <u>0056-E-00008-0000-0</u> 0					
What is the properties zoning district code? SP-10 (zoning office 255-2241)					
Planning/Zoning Case OneStop Number (if applicable) _BDA#BDA-2024-05483					
Is the existing right-of-way, a street or a sidewalk?SIDEWALK					
Width of Existing Right-of-Way (sidewalk or street):+/ 10' (Before encroachment)					
Length of Existing Right-of-Way (sidewalk or street):+/- 60' (Before encroachment)					
Width of Proposed Encroachment: SEE "DOMI SITE PLAN" PDF ◆ NO ENCROACHMENT AT STREET LEVEL, +/- 12" X +/- 60' ENCROACHMENT AT					
Length of Proposed Encroachment: SEE "DOMI SITE PLAN" PDF FOUNDATION FOOTINGS BELOW THE SIDEWALK					
Number of feet the proposed object will encroach into the ROW:+/- 12"					
Description of encroachment: FOUNDATION FOOTINGS EXTENDING OVER THE PROPERTY LINE BY +/-12"					
Reason for application: TO GAIN PERMISSION FOR BELOW GRADE FOOTING ENCROACHMENTS AS DESCRIBED IN THE LETTER TO THE DIRECTOR AND THE ATTACHED VISUAL EXHIBITS.					

APPLICATION CHECKLIST

PERFIDO WEISKOPF WAGSTAFF + GOETTEL

April 14, 2025

Kim Lucas, Director Director's Office City County Building 414 Grant Street Pittsburgh, PA 15219

Re: Hazelwood Green: HG1 - BDA-2024-05483 - Encroachment Application for below grade footings

Dear Ms. Lucas,

Enclosed, please find our encroachment permit application for the HG1 project located within Hazelwood Green. We are requesting permission for the edges of our foundation footings to project into the public right-of-way below the sidewalks along Eliza Street.

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

Sincerely,

Joseph Roy

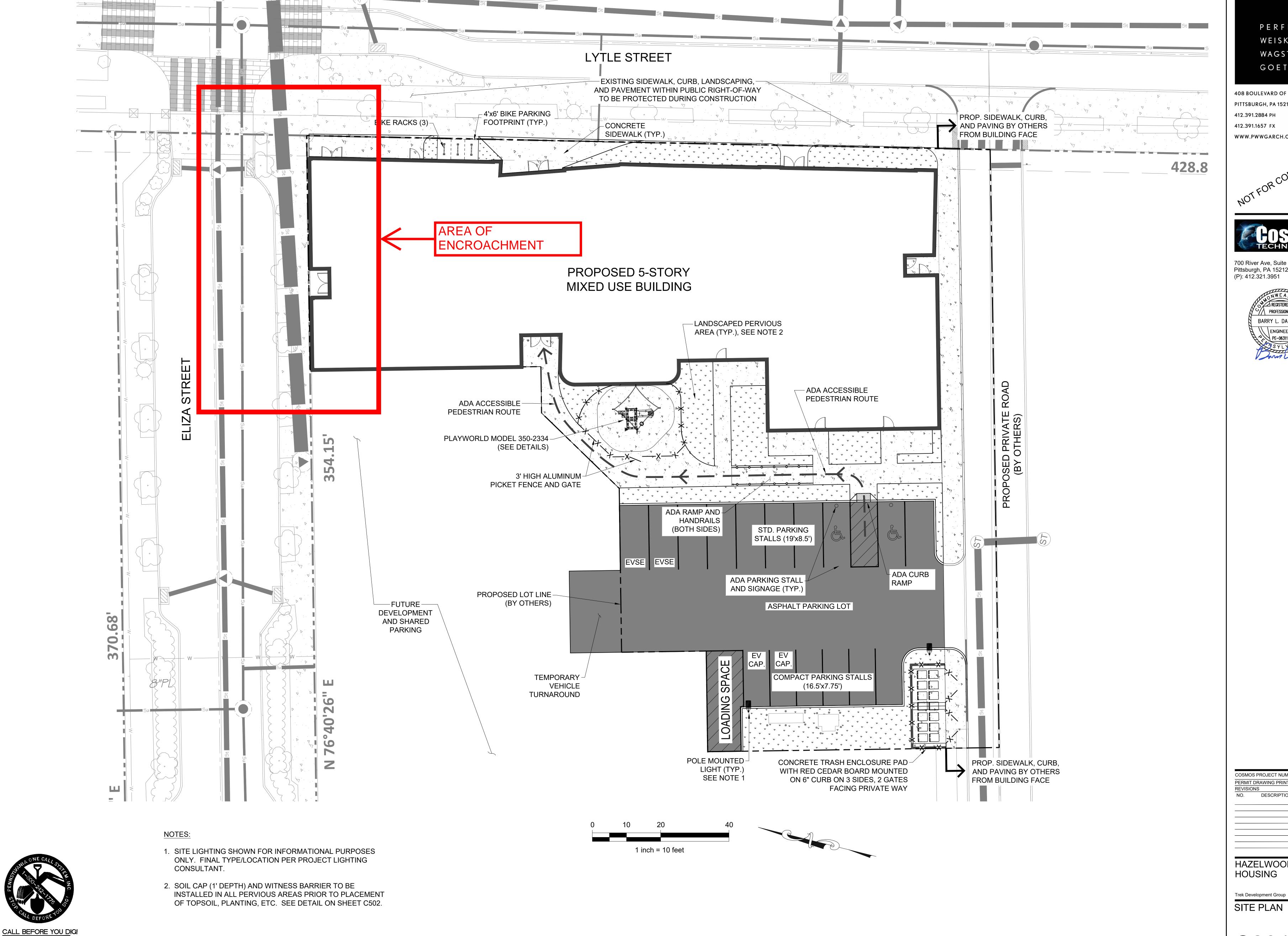






HAZELWOOD GREEN





PENNSYLVANIA ONE CALL SYSTEM, INC.

PERFIDO WEISKOPF WAGSTAFF + GOETTEL

408 BOULEVARD OF THE ALLIES PITTSBURGH, PA 15219-1301

WWW.PWWGARCH.COM



700 River Ave, Suite 100, Pittsburgh, PA 15212 (P): 412.321.3951



COSMOS PROJECT NUMBER 576-01-2024 PERMIT DRAWING PRINT MARCH 2025 NO. DESCRIPTION

HAZELWOOD GREEN

SITE PLAN

C201



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning 4 1 2 Boulevard of the Allies Pittsburgh, Pennsylvania 15219

Record of Zoning Approval

Record of Zoning Approval # BDA-2024-05483

Date of Approval: February 14, 2025 **Zone Case:** BDA-2024-05483

Address: 4612 Lytle Street (Unofficial)

Lot and Block: 56-E-8

Zoning Districts: SP-10 (Hazelwood Green Specially Planned District)

Neighborhood: Hazelwood

Request: CONSTRUCTION OF NEW 5 STORY MIXED-USE BUILDING WITH

50 APARTMENTS AND FIRST FLOOR COMMERCIAL.

Zoning Approval

This document verifies the receipt of a Zoning Application and the fulfillment of all Zoning Code (Title Nine) requirements. Please note that this is a provisional Record of Zoning Approval (ROZA). A final ROZA will be issued upon issuance of the building permit for the application # BDA-2024-05483.

Columbia Gas of Pennsylvania Columbia Gas of Maryland

NiSource Companies

STEPHANIE K. LEWIS (412)584-5015

June 24, 2025

Joseph Roy 408 Boulevard of the Allies Pittsburgh, PA 15219

Re: 4612 Lytle Street

Dear Mr. Roy:

Columbia Gas of Pennsylvania does not have facilities in the vicinity of 4612 Lytle Street and will be unaffected by the proposed work at that location. Please reach out if plans change and there will be further encroachment other than along Lytle Street.

Please contact me at the above phone number should you have any questions.

Sincerely,

Stephanie K. Lewis Field Engineering Leader

At & R



Wednesday, April 30, 2025

Joseph Roy, AIA 4800 Boulevard of the Allies Pittsburgh, PA 15219

Dear Mr. Roy:

As the construction contact for Comcast Cable Keystone, I am responding to your inquiry regarding the encroachment permit for a new construction project located at 4612 Lytle Street in Hazelwood Green, Pittsburgh, PA 15207.

Per your request dated April 23, 2025, the proposed work at this location with regards to the foundation footers extending about 12" over the property line and underneath the sidewalk adjacent to your property line along Eliza Street in no way affects Comcast infrastructure or facilities.

Per our review of the documentation and drawings provided, Comcast has no objections with proposed plan.

Please let us know if you need any further information or confirmation.

Thank you, Anthony Francioni

Anthony Francioni@cable.comcast.com Comcast Cable Communications Inc Construction / Engineering (412) 747-6148

Cc: Duncan Ackerman, Manager 2, Government & Regulatory Affairs-Division Comcast – Keystone Region <u>Duncan Ackerman@comcast.com</u>

Joseph Roy

From: Donna M Staaf <Donna.Staaf@amwater.com>

Sent: Thursday, June 5, 2025 11:29 AM **To:** Joseph Roy; Jeremy Rice; David J Ward

Cc: Jay R Lucas; Jason R Costa

Subject: Re: Encroachment Permit - Utility Approval Letter for the city

Hello

This area is serviced by PWSA, Pittsburgh Water and Sewer Authority. Please contact them.

Jay Lucas and Jason Costa no longer work for our company.

Thank you,

Donna Staaf
Operations Specialist
Pennsylvania American Water
300 Galley Road
McMurray, PA 15317
724-873-3684
donna.staaf@amwater.com

From: Joseph Roy < Jroy@pwwgarch.com> Sent: Thursday, June 5, 2025 10:10 AM

To: Donna M Staaf <Donna.Staaf@amwater.com>; Jeremy Rice <Jeremy.Rice@amwater.com>; David J Ward

<David.J.Ward@amwater.com>

Cc: Jay R Lucas < Jay.Lucas@amwater.com>; Jason R Costa < Jason.Costa@amwater.com>

Subject: RE: Encroachment Permit - Utility Approval Letter for the city

EXTERNAL EMAIL: The Actual Sender of this email is Jroy@pwwgarch.com "Think before you click!".

Hi.

I work at PWWG Architects and we have a new project being built at 4612 Lytle Street in Hazelwood Green, Pittsburgh PA 15207.

Over the last month or so, we have been requesting a "utility approval letter" for an encroachment, so that we can submit it to the city?

We have got no responses back to date, so trying to copy on some additional people.

Please see the email chain below and let me know if you would be able to help out.

Thanks Joe

JOSEPH ROY

(He/Him)

C 978.935.8039

www.pwwgarch.com

From: Joseph Roy

Sent: Monday, May 19, 2025 4:25 PM

To: Jay R Lucas <Jay.Lucas@amwater.com>; Jason R Costa <Jason.Costa@amwater.com>

Subject: RE: Encroachment Permit - Utility Approval Letter for the city

Hi,

Just wanted to follow up here again about the utility sign off letter.

Thanks Joe

JOSEPH ROY

(He/Him)

C 978.935.8039

www.pwwgarch.com

From: Joseph Roy

Sent: Monday, May 5, 2025 10:34 AM

To: Jay R Lucas <Jay.Lucas@amwater.com>; Jason R Costa <Jason.Costa@amwater.com>

Subject: RE: Encroachment Permit - Utility Approval Letter for the city

Hi,

Just wanted to follow up and confirm my emails below were received.

Thanks

Joe

JOSEPH ROY

(He/Him)

C 978.935.8039

www.pwwgarch.com

From: Joseph Roy

Sent: Wednesday, April 23, 2025 11:04 AM

To: Jay R Lucas <Jay.Lucas@amwater.com>; Jason R Costa <Jason.Costa@amwater.com>

Subject: RE: Encroachment Permit - Utility Approval Letter for the city

Hi,

Just wanted to follow up and confirm my email below was received.

Thanks Joe

JOSEPH ROY

(He/Him)

C 978.935.8039

www.pwwgarch.com

From: Joseph Roy

Sent: Tuesday, April 15, 2025 4:28 PM

To: Jay R Lucas <a>Jay.Lucas@amwater.com; Jason R Costa <a>Jason.Costa@amwater.com>

Subject: Encroachment Permit - Utility Approval Letter for the city

Hi,

I work at PWWG Architects and we have a new project being built at 4612 Lytle Street in Hazelwood Green, Pittsburgh PA 15207.

We are requesting an encroachment permit for our foundation footers to extend about 12" over our property line and underneath the side walk adjacent to our property line along Eliza Street. Please see the two attached documents that explain the condition in more detail.

Can you please provide us with a "utility approval letter" for this encroachment, so that we can submit it to the city?

Please let me know if you have any questions or concerns.

Thanks Joe

JOSEPH ROY, AIA

(He/Him)

408 Boulevard of the Allies Pittsburgh, PA 15219-1301 O 412.391.2884 x 226 C 978.935.8039 www.pwwgarch.com PERFIDO
WEISKOPF
WAGSTAFF +

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Jill Marie Groves
TEL 412.258.4691
MOBILE 412.588.4219
jill.groves@peoples-gas.com

April 23, 2025

Kimberly Lucas, Director Department of Mobility and Infrastructure City of Pittsburgh 611 Second Avenue Pittsburgh, PA 15219

RE: Encroachment: Foundation Footers

Tax Map No.: 0056-K-00008

4612 Lytle Street, Hazelwood Green

15th Ward, City of Pittsburgh

Dear Ms. Lucas:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from PWWG Architects regarding an encroachment for a foundation and footers for project, at the above-referenced location.

Based on the drawings provided to Peoples, the existing encroachment does not interfere with our gas facilities in this area.

Peoples has no objection to the proposed encroachment.

Sincerely,

Jill Marie Groves

Jill Marie Groves Land Department



May 20, 2025

Brian Ralston DOMI CITY OF PITTSBUGRH 611 2ND AVE PITTSBURGH, PA 15219

Re PROPOSED ENCROACHMENT

This document was prepared in response to the request made to Verizon Pennsylvania LLC

This is in response to your request for Verizon Pennsylvania LLC to investigate if there will be any impacts made to Verizon facilities by the construction of the project at **4612 Lytle Street.** Verizon will have no objection to the proposed encroachment.

Should you have any questions or concerns regarding these terms, please contact **Dan Barren** (412)237-2291

Sincerely

Dan Barren
Engineer –Network Operations Engineering
508 Old Frankstown Rd. Monroeville PA, 15146
O 412.237.2291 | M 412.529.9266
Daniel.Barren@verizon.com



Kim Lucas, Director of the Department of Mobility and Infrastructure
William J. Pickering, Pittsburgh Water Chief Executive Officer
5/20/2025
Proposed Encroachment at 4612 Lytle Street

The following is in response to the attached 4/16/2025 request regarding the encroachment at 4612 Lytle Street in the 15th Ward of the City of Pittsburgh.

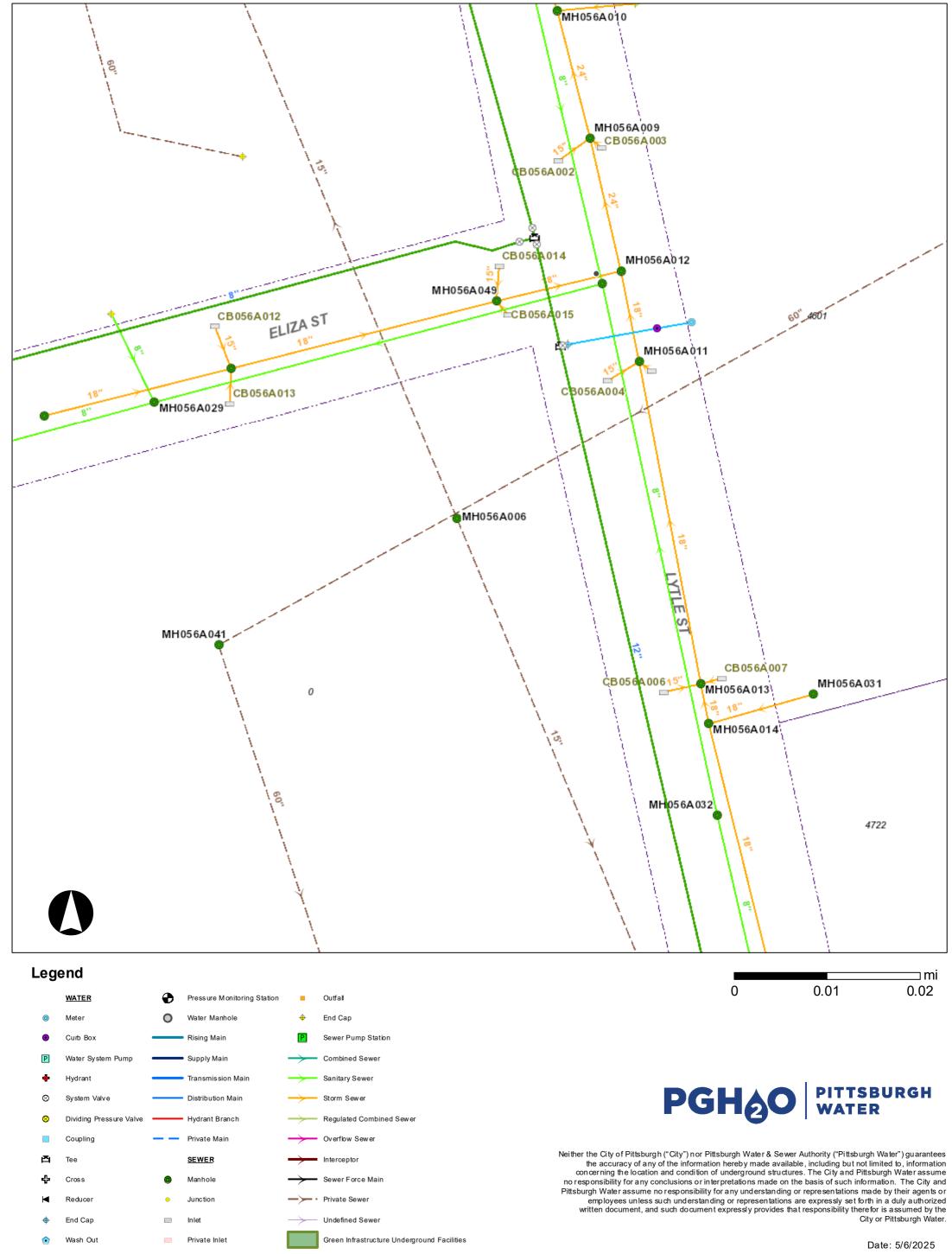
- 1. The Water Mapping (attached) indicates that there are no water facilities within the area of the proposed encroachment.
- 2. The Sewer Mapping (attached) indicates that there are no sewer facilities within the area of the proposed encroachment. Please note, Pittsburgh Water does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

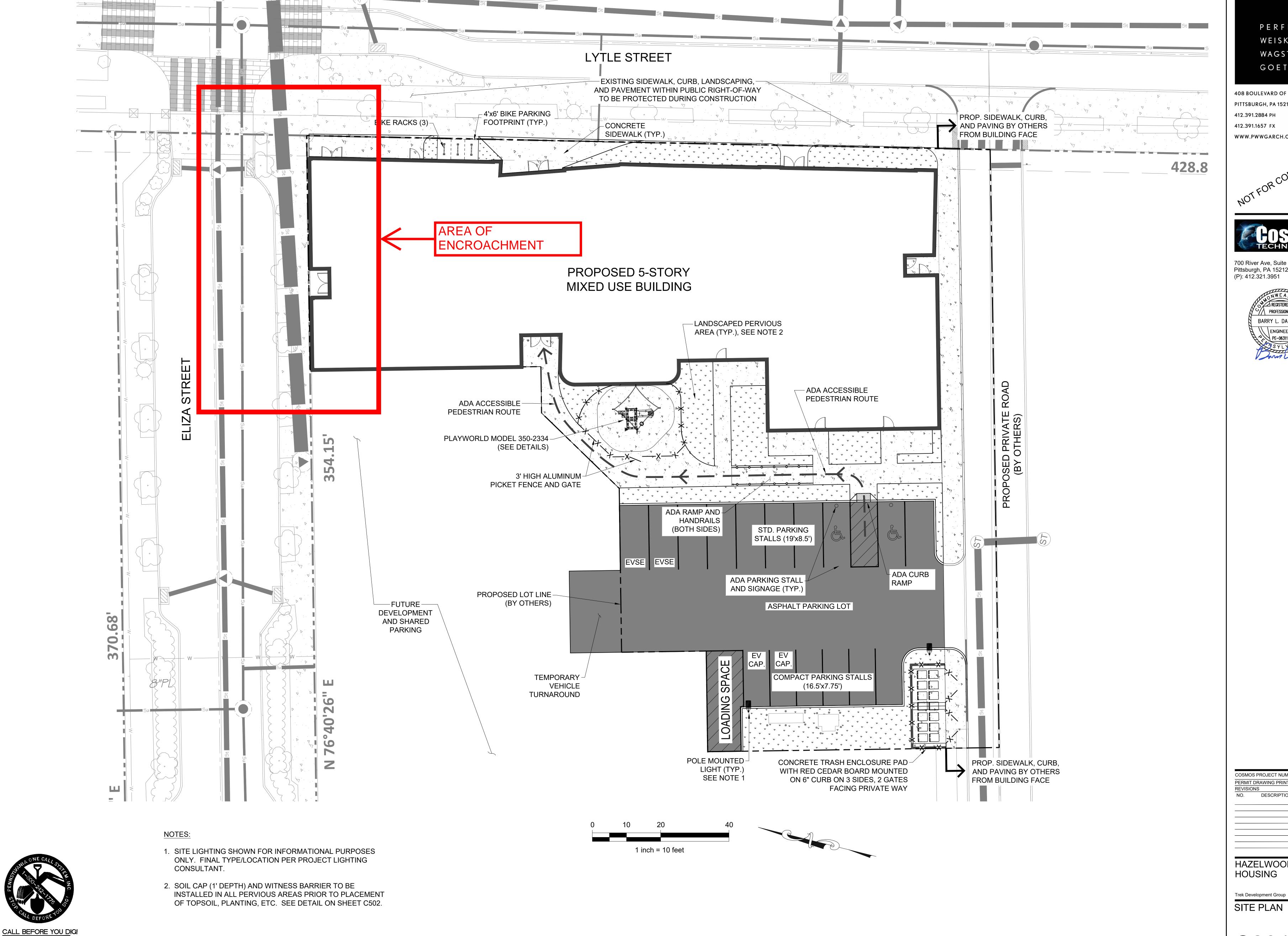
Pittsburgh Water has no objection to the proposed encroachment under the conditions set forth above.

JAT

Attachment

Lytle St and Eliza St Encroachment





PENNSYLVANIA ONE CALL SYSTEM, INC.

PERFIDO WEISKOPF WAGSTAFF + GOETTEL

408 BOULEVARD OF THE ALLIES PITTSBURGH, PA 15219-1301

WWW.PWWGARCH.COM



700 River Ave, Suite 100, Pittsburgh, PA 15212 (P): 412.321.3951



COSMOS PROJECT NUMBER 576-01-2024 PERMIT DRAWING PRINT MARCH 2025 NO. DESCRIPTION

HAZELWOOD GREEN

SITE PLAN

C201



Corey Elzer Engineering

469 Hershey Rd, Penn Hills 15235 | Mail Drop PH-TD Tel 412-393-2614 | Email: celzer@duqlight.com

VIA EMAIL: Joseph Roy < Jroy@pwwgarch.com>

Re: 4612 Lytle St, Hazelwood Green, Pittsburgh PA 15207: Along Eliza St Encroachment Permit Letter - Duquesne Light

To whom it may concern,

Duquesne Light has reviewed this request, and we have no issues. Based on your plans, there is no encroachment on DLC facilities.

This letter is not intended as a full recitation of the facts or a complete review of applicable law. Nothing contained in or omitted from this letter is or shall be deemed to be a limitation, restriction, modification, or waiver of any of Duquesne Light's rights or remedies, either at law or in equity, in connection with any of the matters raised, all of which are expressly reserved.

Sincerely,

Corey Elzer

Supervisor, Engineering 412.393.2614 (Office) celzer@duglight.com

Duquesne Light Company 469 Hersey Rd. Penn Hill, PA 15235 DuquesneLight.com Client#: 1927872 TREKDEV

$ACORD_{\scriptscriptstyle{\square}}$

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/25/2025

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 any rights to the certificate holder in lieu of such endorsement(s).

and commodite account control any rights to the continuate network in hea	or each chackernem(e).				
PRODUCER	CONTACT Angela Hoffman				
USI Insurance Services, LLC	PHONE (A/C, No, Ext): 412 765-3510 FAX (A/C, I	No).			
Six PPG Place, Suite 200	E-MAIL ADDRESS: angela.hoffman@usi.com				
Pittsburgh, PA 15222	INSURER(S) AFFORDING COVERAGE	NAIC #			
412 765-3510	INSURER A: Philadelphia Indemnity Insurance Co.	18058			
INSURED	INSURER B:				
Trek Development Group, Inc.	INSURER C:				
130 7th Street, Suite 300	INSURER D:				
Century Building	INSURER E:				
Pittsburgh, PA 15222	INSURER F:				

COVERAGES CERTIFICATE NUMBER: 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	NSR TR TYPE OF INSURANCE			SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S
Α	Χ	COMMERCIAL GENERAL LIABILITY			PHPK2646345002	01/15/2025	01/15/2026	EACH OCCURRENCE	\$1,000,000
		CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000
			х					MED EXP (Any one person)	\$5,000
			^					PERSONAL & ADV INJURY	\$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$2,000,000
		POLICY PRO- JECT X LOC						PRODUCTS - COMP/OP AGG	\$2,000,000
		OTHER:							\$
	AUT	OMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
		ANY AUTO						BODILY INJURY (Per person)	\$
		OWNED SCHEDULED AUTOS AUTOS						BODILY INJURY (Per accident)	\$
		HIRED NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
									\$
		UMBRELLA LIAB OCCUR						EACH OCCURRENCE	\$
		EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$
		DED RETENTION \$							\$
		RKERS COMPENSATION EMPLOYERS' LIABILITY						PER OTH- STATUTE ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N/A				E.L. EACH ACCIDENT	\$	
								E.L. DISEASE - EA EMPLOYEE	\$
		s, describe under CRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$

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 the general liability policy when required by written contract.

CERTIFICATE HOLDER	CANCELLATION
City of Pittsburgh 414 Grant Street 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
	Dim Dois

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