

February 27, 2023

Kim Lucas
Director of DOMI
City of Pittsburgh
City Council Building
414 Grant St.
Pittsburgh, PA 15219

Dear Ms. Lucas:

As part of a project we are working on at 6314 Broad St. in East Liberty, we are requesting a major street encroachment. The project will bring a first of its kind venue to Pennsylvania: The Hound Haus. The Hound Haus aims to create a one-of-a-kind social experience for dogs and people in a unique space, the first of its kind in Pennsylvania.

Using statistics from the American Veterinary Medical Association, we estimate that there are likely 88,000 dogs in Pittsburgh and over 300,000 in Allegheny County. With limited options to socialize dogs in safe, monitored spaces, The Hound Haus will provide 20,000+ sq ft indoor/outdoor off-leash, clean, monitored, safe dog park. We will have a staff of trained supervisors who ensure dog visitors are playing in a safe and clean environment. There will even be an area strictly for small dogs less than 30 lbs.

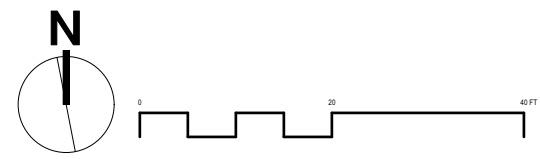
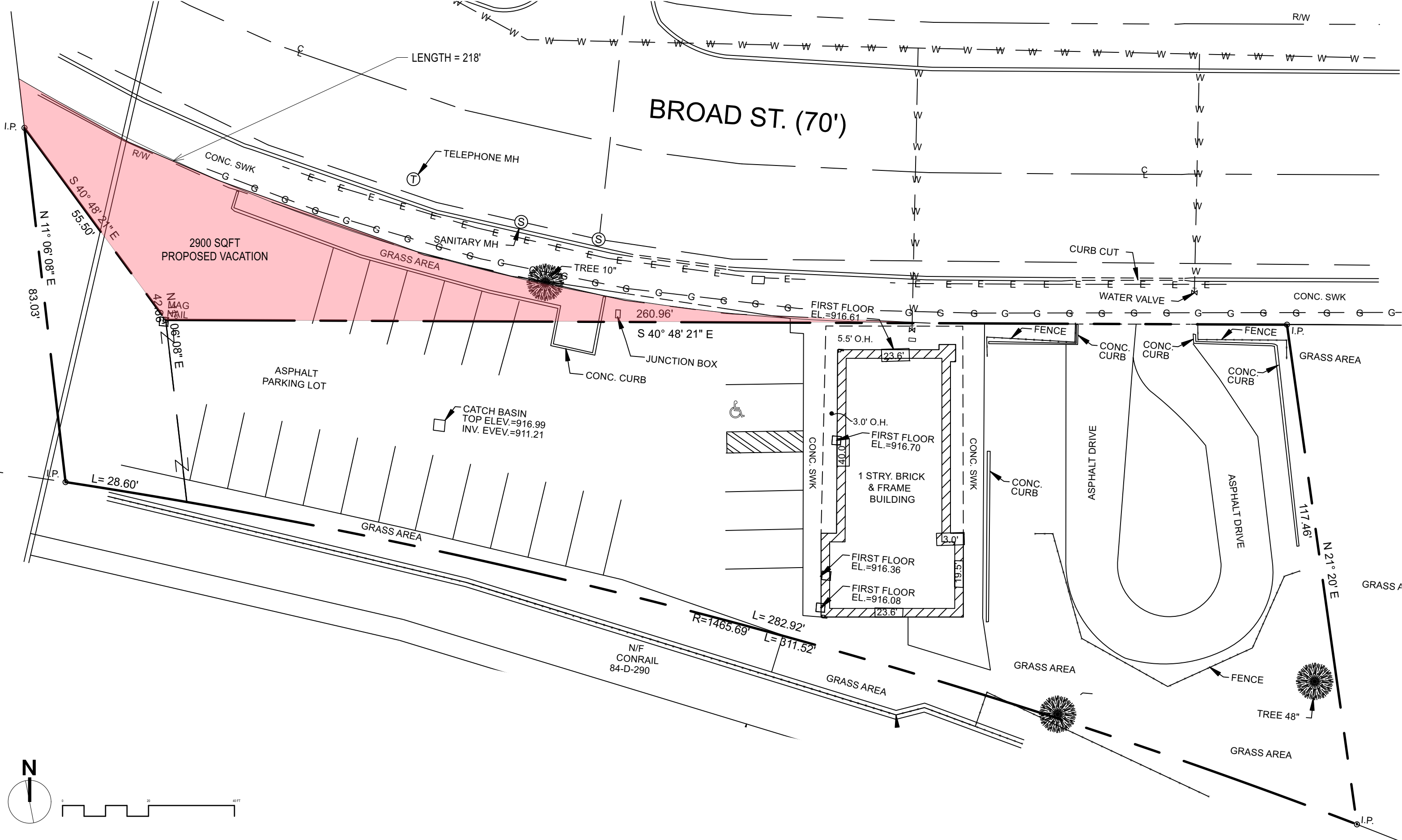
The Hound Haus will create a true community of responsible dog owners by making sure all dogs are properly socialized and vaccinated, ensuring a fun, safe environment for everyone. We will track usage of our facility, and note any special issues pertaining to the pups. Additionally, with some City parks restricting access for dogs, The Hound Haus provides a fun community center for all family members. Building that connection between dog owners and dog lovers in the community is at the heart of what we do.

We will activate the space in two ways: on one half of the property will be an off-leash play area for dogs that features picnic tables and Adirondack chairs where owners can sit and enjoy a coffee or local beer while their dog plays. In order to achieve this, we will need full use of the land, which is the reason for the street encroachment request. On the other side of the building will be an on-leash area that is dog friendly, but more tailored to the owners' experience: including lawn games, food trucks, and more.

Sincerely,



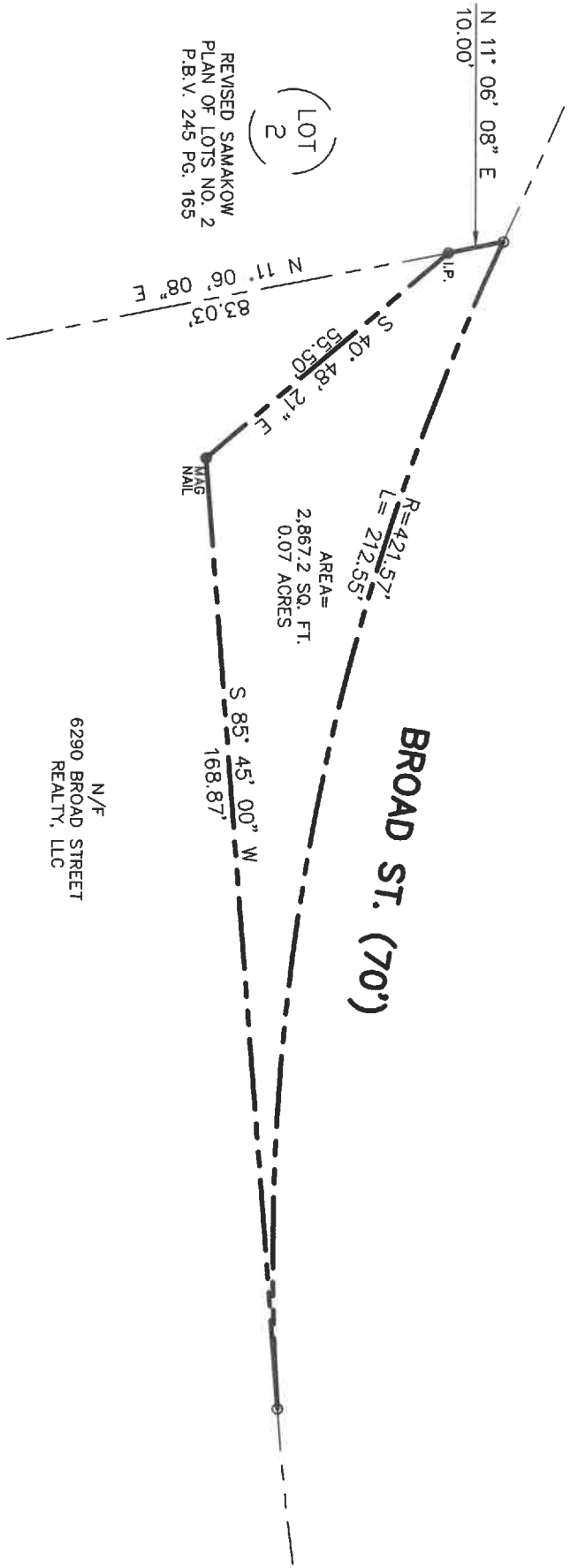
Tom Lafe
5638 Elgin St.
Pittsburgh, PA 15206
412-445-3753
tomlafe@gmail.com





REVISED SAMAKOW
 PLAN OF LOTS NO. 2
 P.B.V. 245 PG. 165

(LOT
 2)



BROAD ST. (70')

AREA =
 2,867.2 SQ. FT.
 0.07 ACRES

N/F
 6290 BROAD STREET
 REALTY, LLC



Richard M. Territ

SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY" JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS, ACSM AND NSPS IN 1999.

I THE UNDERSIGNED HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES DESCRIBED ABOVE; THAT THE BOUNDARY LINES ARE AS SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON SAID PREMISES OTHER THAN THOSE SHOWN ON THIS PLAT; THAT THERE ARE NO VISIBLE EVIDENCES OF PUBLIC PASSAGeways OR ROADWAYS ACROSS SAID PREMISES, EXCEPT THAT AS SHOWN HEREON; THAT THERE ARE NO STRUCTURES ON SAID PREMISES EXCEPT AS SHOWN ON THIS PLAT AND THAT THE RESULTS OF SAID SURVEY ARE TRULY REPRESENTED ON THIS PLAT AND THAT THIS MAP AND SURVEY ON WHICH IT IS BASED ARE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF ALTA NSPS, ACSM AND NSPS ESTABLISHED IN 1999.

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|---|-----------------|
| CONSULTING ENGINEERS INC. 1225 RODI ROAD, TURTLE CREEK, PA 15145 412-823-8331 | |
| | |
| PROPOSED VACATION PREPARED FOR THOMAS LAFE | |
| PLAN: NONE | PG: NONE |
| P.B.V.: NONE | |
| INST. NO.: | |
| LOT & BLOCK | DRAWING NO. |
| 84-D-97 | 205722002 |
| DATE: 9/15/2021 | |
| DRAWN BY: RFT JR | SCALE: 1" = 30' |
| SITUATE IN 11TH WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA | |

LEGAL DESCRIPTION

ALL that certain lot or piece of ground situate in the 11th Ward in the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the southerly side of Broad Street and the line of land N/F 6290 Broad Street Realty, LLC; thence S85°45'00"W with a distance of 168.87 feet to a point; thence continuing along the same S40°48'21"E with a distance of 55.50 feet to a point on the line of Lot No. 2 in the Revised Samakow Plan of Lots No. 2 as recorded in Office of Recorder of Deeds of Allegheny County in Plan Book Volume 245, Page 165; thence along Lot No. 2 in said plan N11°06'08"E with a distance of 10.00 feet to a point on the southerly side of Broad Street; thence with an arc curving to the left having a radius of 421.57 feet and an arc length of 212.55 feet to a point the true place of beginning.

