

WILLIAM PEDUTO  
MAYOR



KARINA RICKS  
DIRECTOR

## MEMORANDUM

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

From: Director Karina Ricks 

CC: Jen Massacci

Date: August 12, 2021

Re: Encroachment Permit

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We have a request for an encroachment permit at 3824 Penn Ave in the 6<sup>th</sup> Ward, 7<sup>th</sup> Council District, as shown on the attached plan. A copy of the request is also attached.

OAKDALE DEVELOPMENT LLC, is proposing to install 3 new light fixtures on the existing building that will project over the right of way.

KR/JM

Attachments

WILLIAM PEDUTO  
MAYOR



KARINA RICKS  
DIRECTOR

August , 2021

President and Members  
City Council  
City of Pittsburgh

**RE: 3824 PENN AVENUE  
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 3824 Penn Ave in the 6<sup>th</sup> Ward, 7<sup>th</sup> Council District, as shown on the attached plan. A copy of the request is also attached.

OAKDALE DEVELOPMENT LLC, is proposing to install 3 new light fixtures on the existing building that will project over the right of way.

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: 6-3-21

Applicant Name: Lisa Whitney - Eos Studio Arc.

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

Address: 3824 Penn Ave Pittsburgh, PA 15201

Phone Number: 412-342-8338 Alternate Phone Number: 412-330-0714

Location of Proposed Encroachment: Front Facade of 3824 Penn Ave.

Ward: 6<sup>th</sup> Council District: 7 Lot and Block: 49-P-40

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

Planning/Zoning Case OneStop Number (if applicable): ZDR- ACP-ZDR-2021-05622

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

Width of Existing Right-of-Way (sidewalk or street): 136" (143" with curb)  
(Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 40' (Before encroachment)

Width of Proposed Encroachment: 1 light @ 7.5" wide 2 lights @ 10.5" wide

Length of Proposed Encroachment: 1 light @ 13.75" high 2 lights @ 22.75" high

Number of feet the proposed object will encroach into the ROW: 1 light @ 14.75" 2 lights @ 8"

Description of encroachment: 3 light fixtures on facade of laundromat.

Reason for application:

The facade of the laundromat at 3824 Penn Ave is being redone and we would like to add 3 wall mounted lights to the facade.



Eos Studio Arc, LLC  
Architects + Designers  
2006 Noble Street  
Pittsburgh, PA 15218  
412-342-8338  
www.eos-studioarc.com

## **ENCROACHMENT REQUEST LETTER**

### **In Conjunction with Permit #: DCP-ZDR-2021-05622**

JUNE 2, 2021

Dear Ms. Karina Ricks,

We are requesting an Encroachment permit for 3824 Penn Ave. It is currently a laundromat and the façade is being redone. We are proposing three lights on the façade of the building:

1pc black gooseneck light that is 7.5" wide x 13.75" high x 14.75" projection and is being installed 12'10" AFF

2pc brass lanterns that are 10.5" wide x 22.75" high x 8" projection and is being installed 8'0" AFF

Floorplans, elevations, and specs of the lights will be uploaded to OneStop.

Please contact me with any additional questions or comments.

Sincerely,

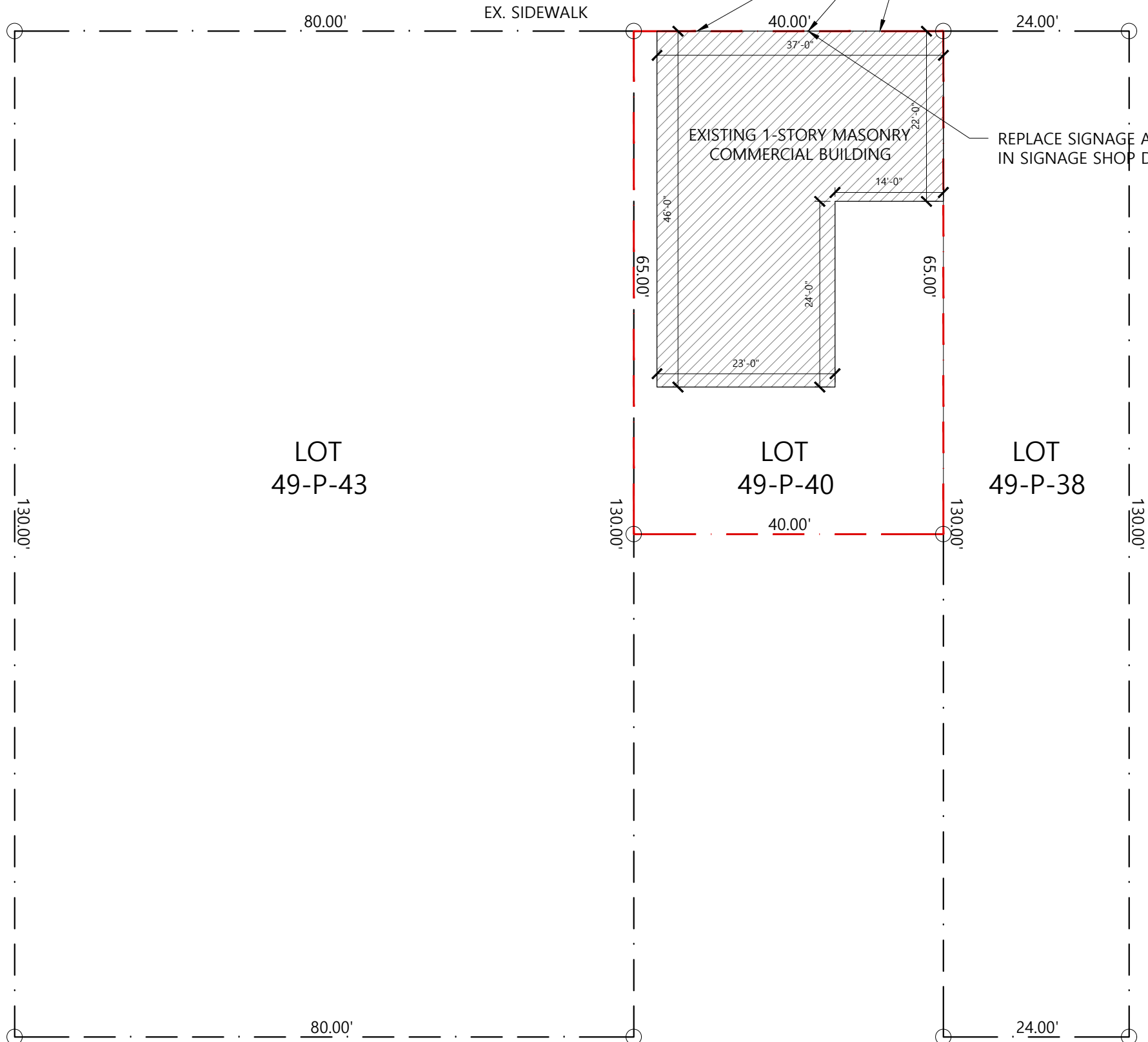
A handwritten signature in black ink, appearing to read "Lisa Whitney". The signature is fluid and cursive, with a large initial "L" and "W".

Lisa Whitney

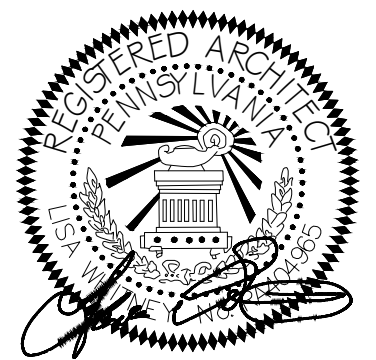
**PENN AVE - 60'**

REPLACE STORE FRONT IN EXISTING OPENINGS;  
PATTERN & STYLE TO MATCH EXISTING  
ADD THREE LIGHTS TO FACADE- SEE DRAWING A1-1

REPLACE SIGNAGE AS SHOWN  
IN SIGNAGE SHOP DRAWINGS PROVIDED



**PROJECT INFORMATION**  
PROPERTY OWNER: OAKDALE DEVELOPMENT LLC  
6TH WARD, CITY OF PITTSBURGH  
ALLEGHENY COUNTY, PA  
LOT# 49-P-40  
ZONING DISTRICT: LNC



1/16" = 1'-0"

**PLOT PLAN-NEW SIGN & FRONT FACADE**  
3824 PENN STREET, PITTSBURGH PA 15201  
JANUARY 20, 2021

**PLT**



2006 Noble Street Pittsburgh, PA 15218  
www.eos-studioarc.com 412-342-8338  
LISA WHITNEY, RA lwhitney@eos-studioarc.com

**BUILDING CODE SUMMARY**

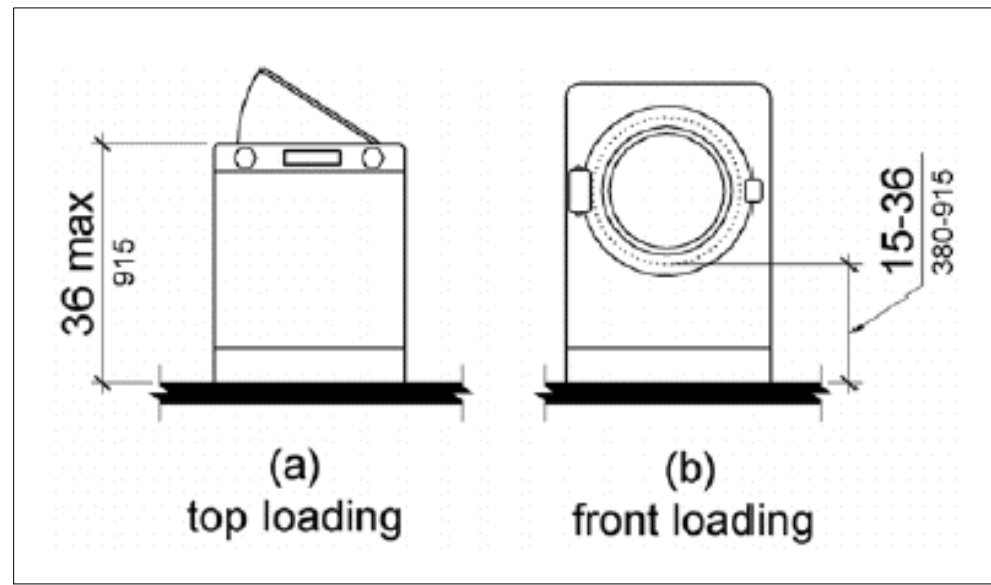
PROJECT DESCRIPTION: NEW FACADE AND INTERIOR REPAIRS WITH FINISH UPGRADES TO EXISTING LAUNDROMAT. INTERIOR WORK IS LIMITED TO REPLACEMENT OF DAMAGED STUDS, GWB, AND CEILING TILES, NEW FLOORING AND NEW EQUIPMENT.

APPLICABLE CODE: 2015 IBC/ IBC  
 2015 IBC 301.1.1 WORK AREA COMPLIANCE METHOD, SECTION 502 REPAIR, SECTION 503 ALTERATION LEVEL 1, CHAPTER 7

2017 ARTICLE XV: ALLEGHENY COUNTY HEALTH DEPT. PLUMBING CODE

FOR ACCESSIBILITY: IBC 2018 CH. 11 & ICC A117.1-2009

**NEW WASHERS AND DRYERS FULLY COMPLIANT WITH ICC A117.1-2009 FIGURE 611.4, REPLACING NON-COMPLIANT EQUIPMENT**



(NS = NON-SPRINKLERED)  
 CONSTRUCTION TYPE: 3B - NON-SPRINKLERED

ALLOWABLE AREA (TABLE B506.2)  
 B (NS): 19,000SF  
 EXISTING BUILDING FOOTPRINT 1,364 SF

OCCUPANCY CLASSIFICATION (B1004.1.2):  
 BUSINESS: 600 SF/100 GROSS = 6 OCCUPANTS  
 MECHANICAL AND STORAGE: 718 SF/300 GROSS = 3 OCCUPANTS  
 TOTAL: 9 OCCUPANTS

FIRE-RESISTANCE RATINGS REQUIRED FOR BUILDING ELEMENTS (TABLE B601)  
 PRIMARY STRUCTURAL FRAME = 0  
 BEARING WALLS: EXTERIOR = 2; INTERIOR = 0  
 NONBEARING WALLS & PARTITIONS, INTERIOR = 0  
 FLOOR CONSTRUCTION & SECONDARY MEMBERS = 0  
 ROOF CONSTRUCTION & SECONDARY MEMBERS = 0  
 SHAFTS, NOT LESS THAN FLOOR PENETRATED (B713.4) = 2

EXIT ACCESS TRAVEL DISTANCE (TABLE B1017.2)  
 B OCCUPANCY: 200' (NS)

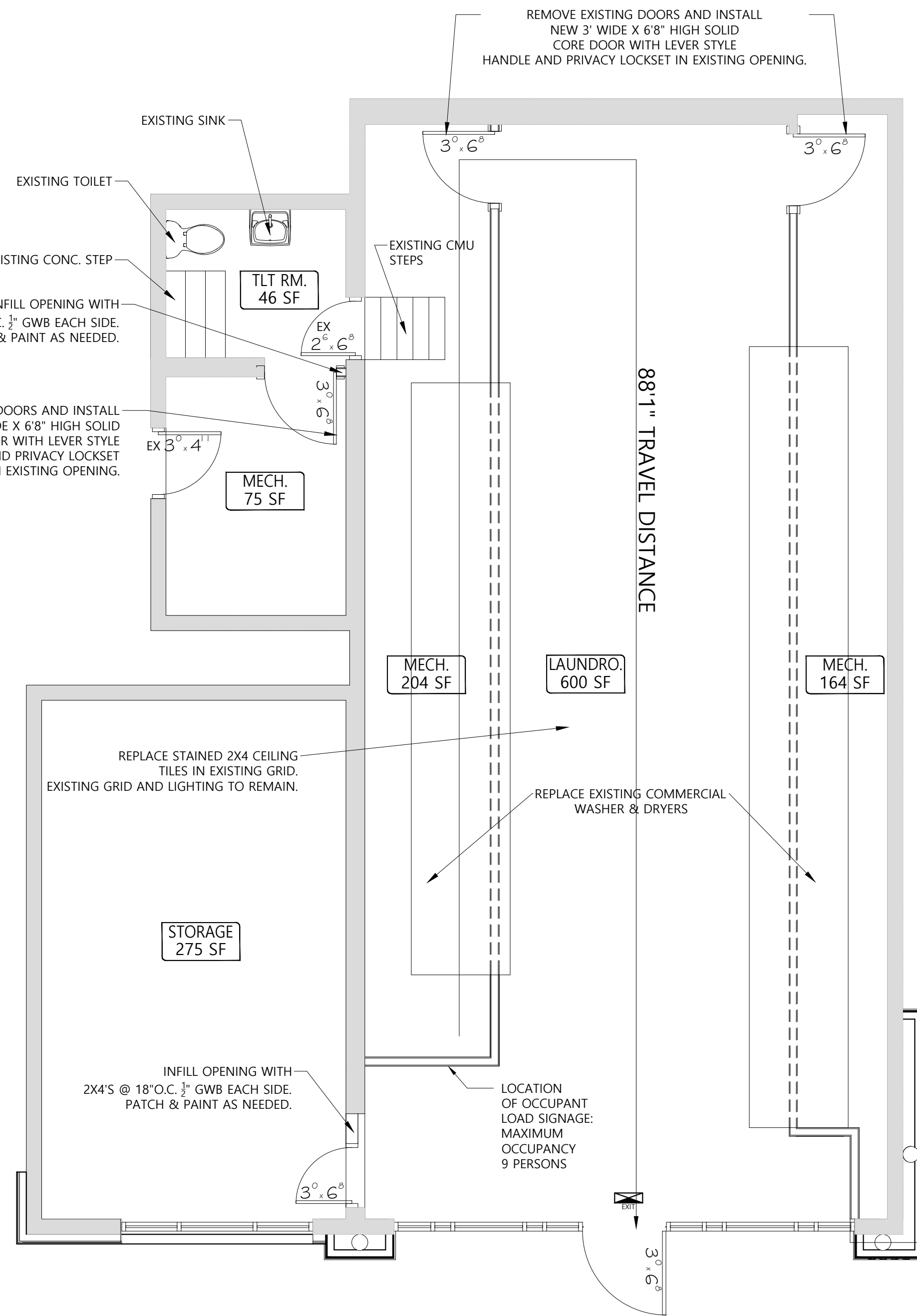
COMMON PATH OF EGRESS TRAVEL (TABLE B1006.2.1)  
 B OCCUPANCY: 100' (NS) **ACTUAL= 88'**

**GENERAL NOTES:**

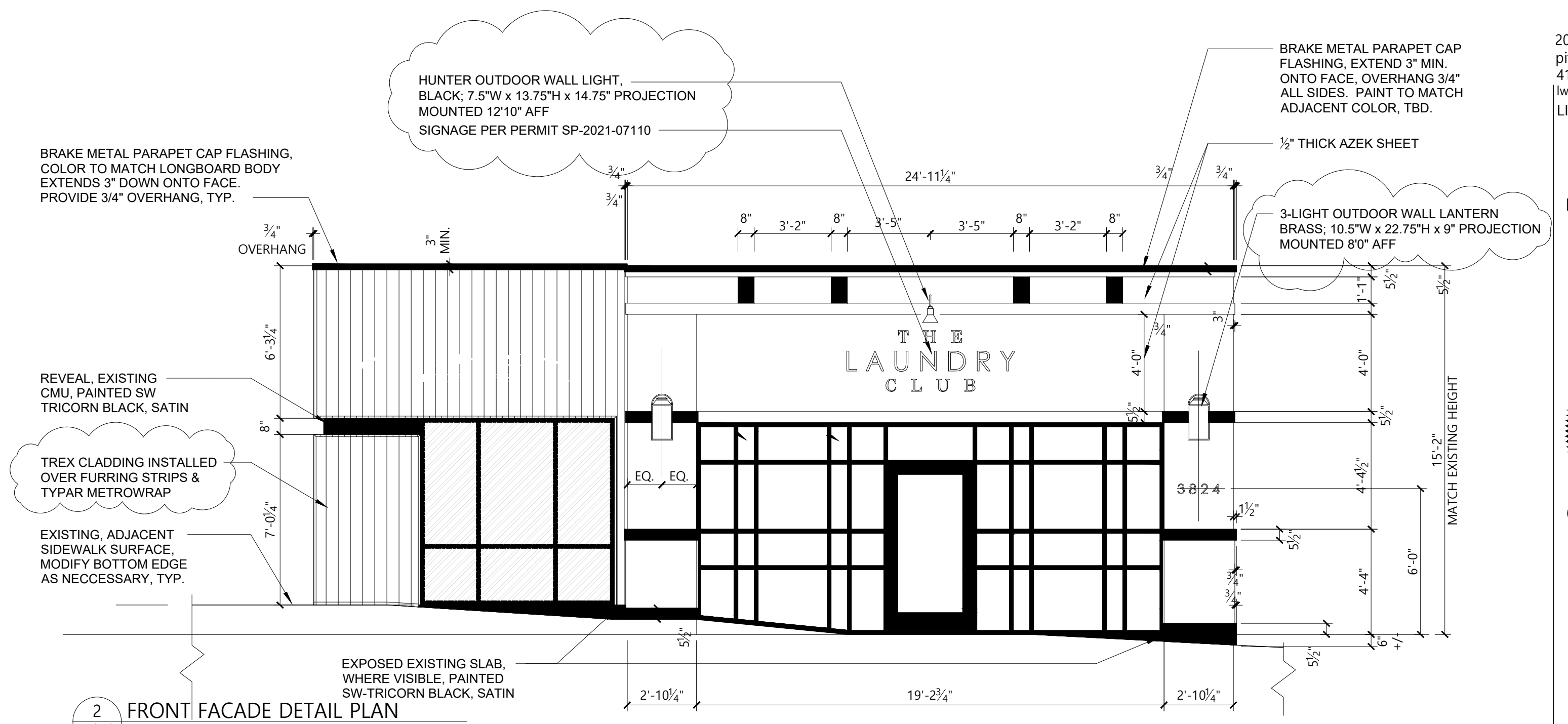
1. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.
2. ALL DIMENSIONS ARE TO FINISHED FACE UNLESS OTHERWISE NOTED.
3. SURFACES TO REMAIN SHALL BE PATCHED/REPAIRED AS NECESSARY TO RETURN THEM TO "LIKE NEW" CONDITION.
4. ALL OPEN STUD CAVITIES ON EXTERIOR WALLS SHALL BE INSULATED BY PACKING CAVITY WITH FIBERGLASS BATT INSULATION WITH CRAFT FACING. - TYP.
5. THERMOSTAT TO BE MOUNTED AT 48" AFF TO TOP. THERMOSTATS WILL BE COVERED.
6. ALL FINISHES AND ALL SPACES EXCEPT OFFICES TO HAVE CLASS 'A' FIRE RESISTANCE RATING, OFFICES SHALL HAVE A CLASS B FIRE RESISTANCE RATING.

**PARTITION/CEILING KEY:**

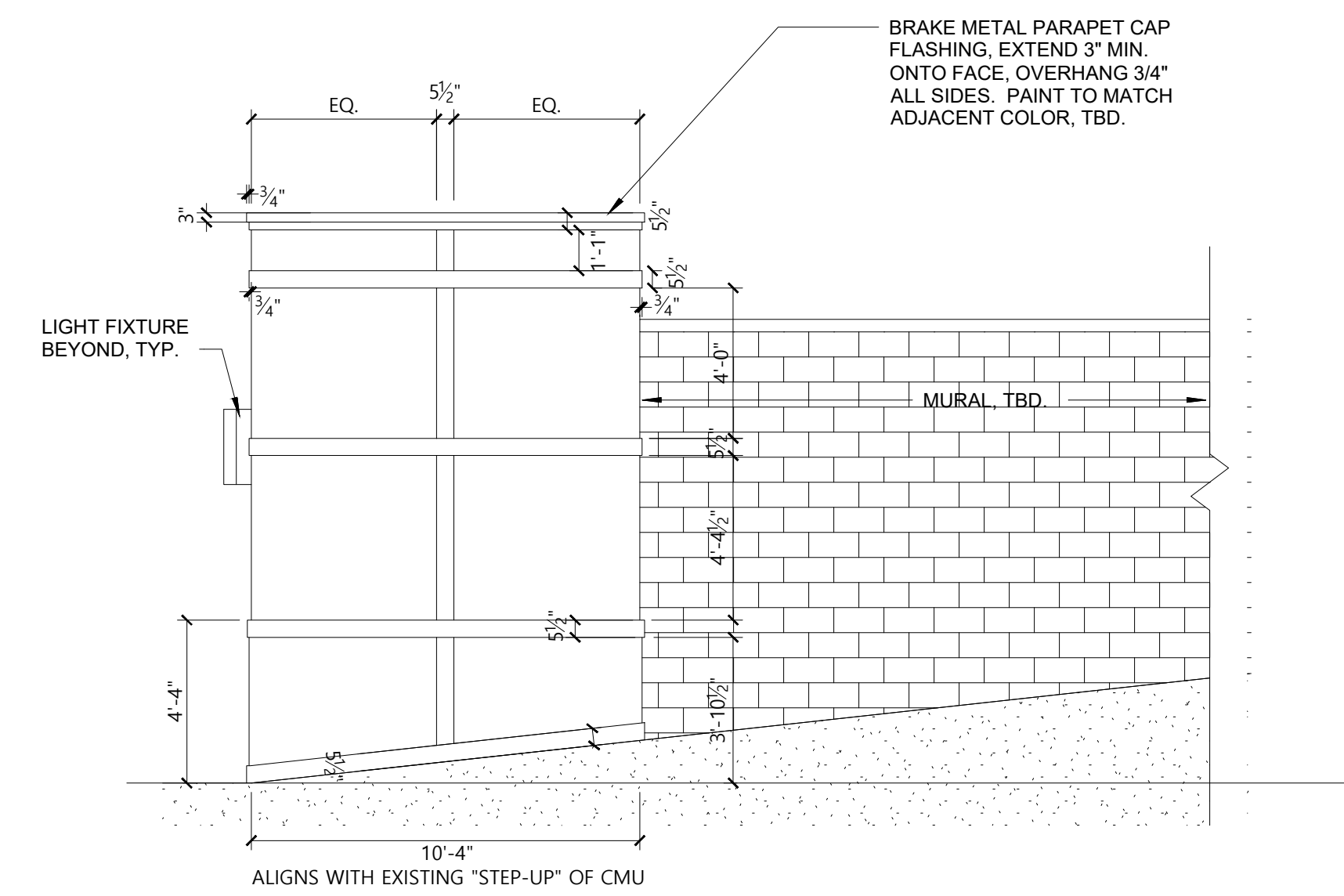
- REPAIRED WALL: 1/2" GWB OVER 3-1/2" METAL STUDS @16" O.C. ON LAUNDROMAT SIDE.
- REPAIRED WALL: 1/2" GWB OVER 3-1/2" METAL STUDS @16" O.C. ON LAUNDROMAT SIDE - BULKHEAD TO ALLOW EQUIPMENT.
- EXISTING WALL. PATCH & REPAIR TO MAINTAIN A CONSISTENT "LIKE-NEW" SURFACE.



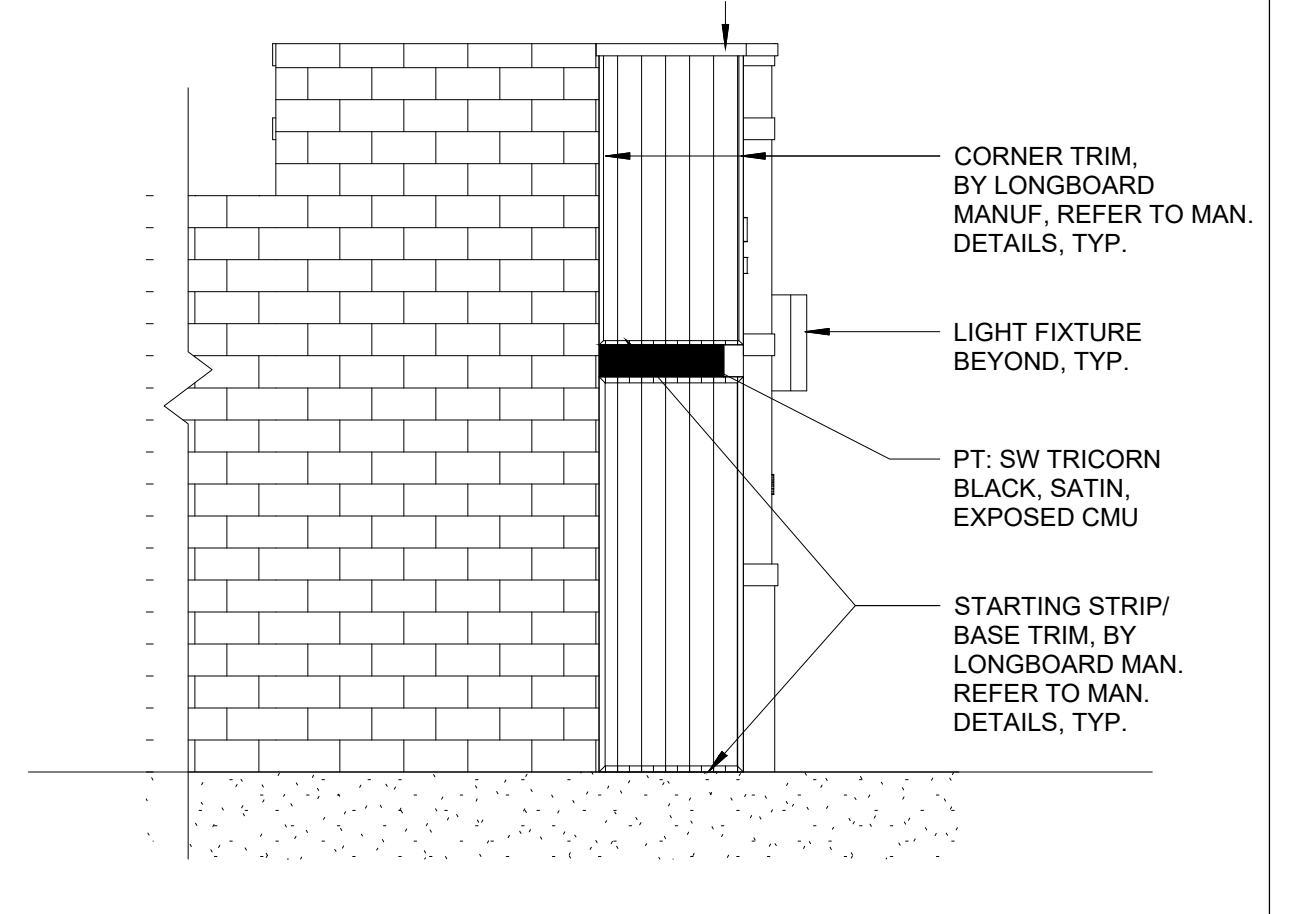
1 FIRST FLOOR PLAN  
 A1-1 SCALE: 1/4" = 1'-0"



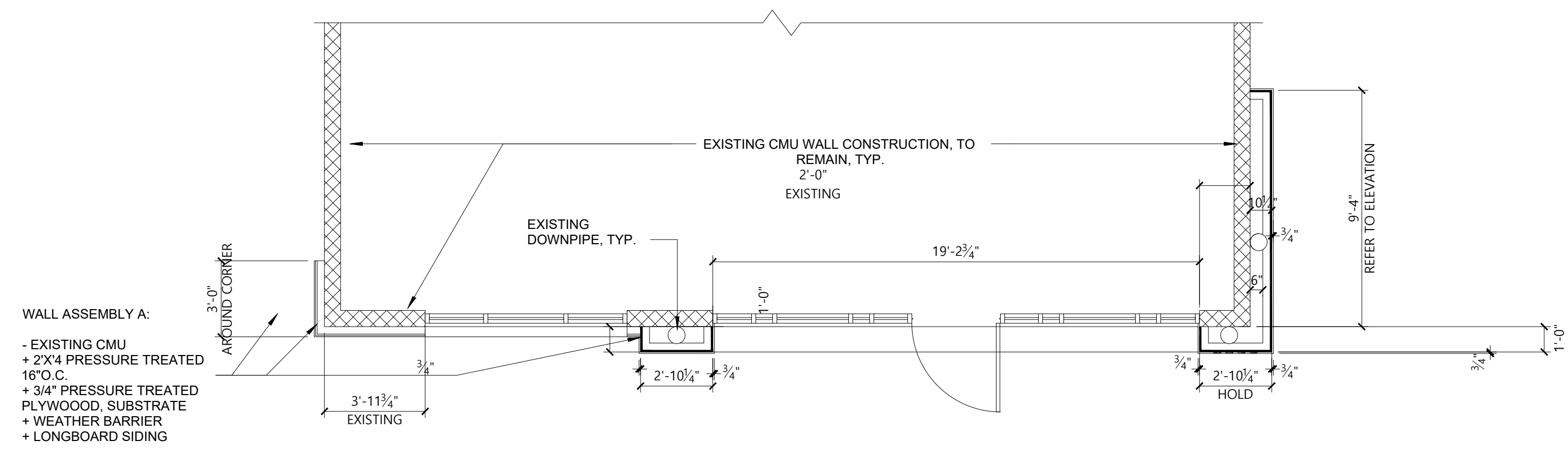
2 FRONT FACADE DETAIL PLAN  
 A1-1 SCALE: 1/4" = 1'-0"



3 WALL DETAIL  
 A1-1 SCALE: 1/4" = 1'-0"



4 WALL DETAIL  
 A1-1 SCALE: 1/4" = 1'-0"

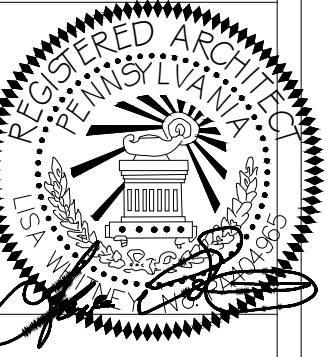


5 FRONT FACADE DETAIL  
 A1-1 SCALE: 1/4" = 1'-0"



2006 noble street  
 pittsburgh, pa 15218  
 412-342-8338  
 lwhitney@eos-studioarc.com  
 LISA WHITNEY, RA

MAY 4, 2021  
 REISSUE DATE:  
 MAY 11, 2021  
 JUNE 2, 2021



THE LAUNDRY CLUB  
 3824 PENN AVE. PITTSBURGH, PA 15201

FLOOR PLAN  
 & DETAILS

A1-1

**3 - Light Outdoor Wall Lantern**



**Dimensions:**

**Width:** 10 1/2"      **Extends:** 9"  
**Height:** 22 3/4"      **Wire:** 8"  
**Weight:** 11.44 lbs.      **Mounting Proc.:** Set Screw(s)  
**Connection:** Mounted To Box

**Bulbs:**

3 - Candelabra B10 Torpedo 60w Max. 120v - Not included

**Material List:**

1 Body - Cast Aluminum - Painted Brushed Steel

**Safety Listing:**

Safety Listed for Wet Locations

**Finish:** Painted Brushed Steel (PBS)

**Shade / Glass / Diffuser Details:**

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass	Glass	Clear	3									

**Backplate / Canopy Details:**

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	8	5 3/4	1			12 1/4

**Shipping Information:**

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual		1						1	100	Yes



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/01/2021

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

<b>PRODUCER</b> Assured Risk Advisors LLC 120 Tropiano Lane  Irwin PA 15642		<b>CONTACT NAME:</b> Matthew Cortazzo <b>PHONE (A/C, No, Ext):</b> (724) 392-4586 <b>E-MAIL ADDRESS:</b> mcortazzo@assured-risk.com <b>FAX (A/C, No):</b> (724) 744-2943	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Grange Mutual Insurance Co	<b>NAIC #</b> 14060
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	
<b>INSURED</b> Oakdale Development, LLC 2015 Mary St  Pittsburgh PA 15203			

**COVERAGES**

CERTIFICATE NUMBER: CL216102538

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	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BP 2813673	07/15/2020	07/15/2021	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Commercial Property			BP 2813673	07/15/2020	07/15/2021	Building Coverage: \$263,569 Business Property: \$146,515

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Pittsburgh is listed as additional insured in regards to the above policy.

**CERTIFICATE HOLDER****CANCELLATION**

City of Pittsburgh 200 Ross St Suite 320 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 
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