

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 1601 Brighton Road, in the 25th Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

NORTHSIDE COMMON MINISTRIES INC, is proposing to properly permit an existing set of entry steps and canopies. 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: 1601 BRIGHTON ROAD
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 1601 Brighton Road, in the 25th Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

NORTHSIDE COMMON MINISTRIES INC, is proposing to properly permit an existing set of entry steps and canopies that project into 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



"...That which does not kill us makes us stronger..."

(Conan The Barbarian)

375 Northgate Drive
Warrendale, PA 15086
PH: (724) 934-2810
FAX: (724) 934-2811
www.mdmlc.com

Karina Ricks, Director
City-County Building
414 Grant St,
Pittsburgh, PA 15219

Re: NorthSide Common Ministries
Exterior Element Replacement
1601 Brighton Road
Pittsburgh, PA 15212

Dear Karina,

The intent of the exterior element project mentioned above and referenced in the Zoning review comments, is to remove and replace the existing dilapidated stairs in question, "in-kind".

Thank You,

A handwritten signature in blue ink, appearing to read "R. G. S.", is written over the "Thank You," text.

Project Manager
MDM Surveyors & Engineers, LLC

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 2/16/2021

Applicant Name Goodwill Industries (Robert Stape)

Property Owner's Name (if different from Applicant) _____

Address Primary Address 1601 Brighton Rd Pittsburgh PA 15212

Phone Number: 412-632-1940 Alternate Phone Number: _____

Location of Proposed Encroachment: Corner of M'Callough & Freedmare St (sidewalk)

Ward: 25th Council District: 1 Lot and Block 22-H-132

What is the properties zoning district code? R7A-M (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable) ZDR 2020-13331

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

Width of Existing Right-of-Way (sidewalk or street): 6.7' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 16.1' (Before encroachment)

Width of Proposed Encroachment: 1.65'

Length of Proposed Encroachment: 16.5'

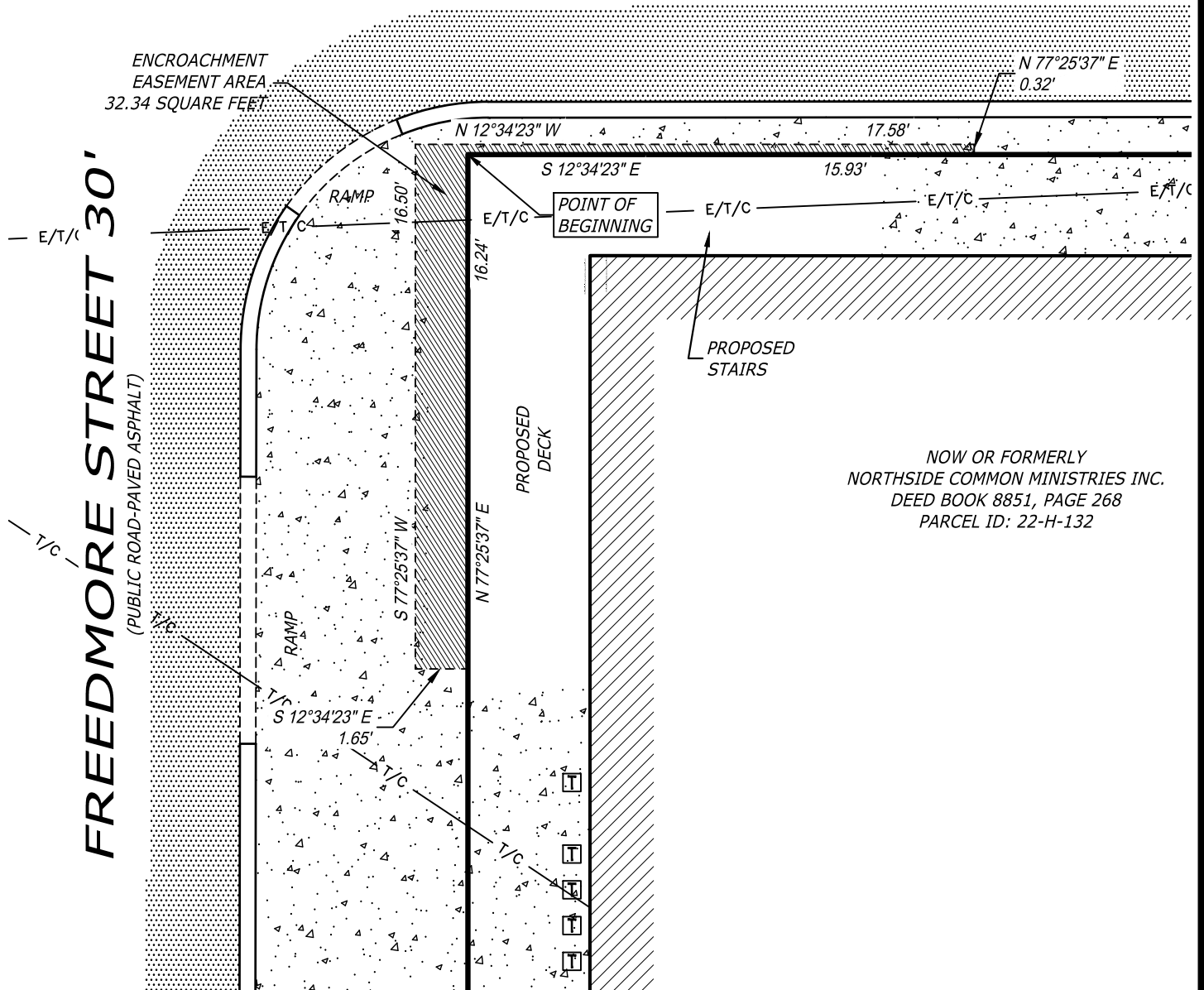
Number of feet the proposed object will encroach into the ROW: 1.65'

Description of encroachment: overhead decking/stair

Reason for application:
To be able to remove & replace "in-kind" a deck/stair that is falling apart & unsafe.

McCULLOUGH STREET 20'

(PUBLIC ROAD-PAVED ASPHALT)

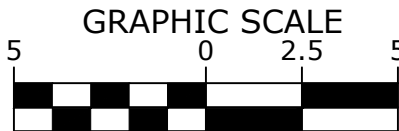


ENCROACHMENT EASEMENT EXHIBIT

FOR

Northside Common Ministries
1601 Brighton Road
25th Ward, City of Pittsburgh
Allegheny County, PA

Date: 02/01/21 Job No. 8912



(IN FEET)

1 inch = 5 ft.

MDM

SURVEYORS & ENGINEERS, LLC

Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

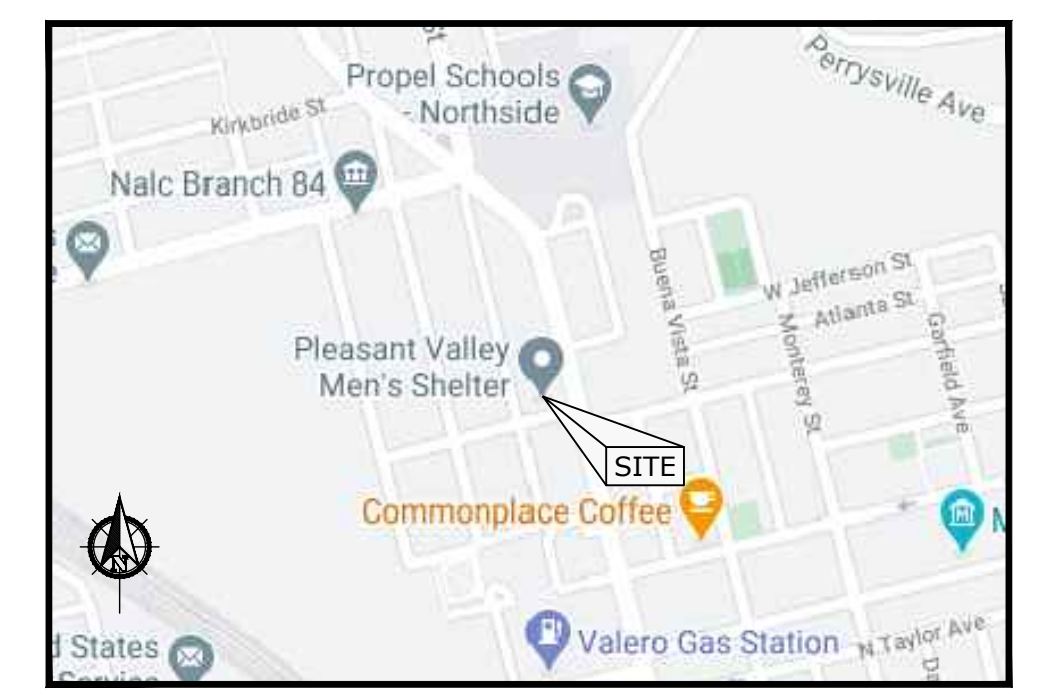
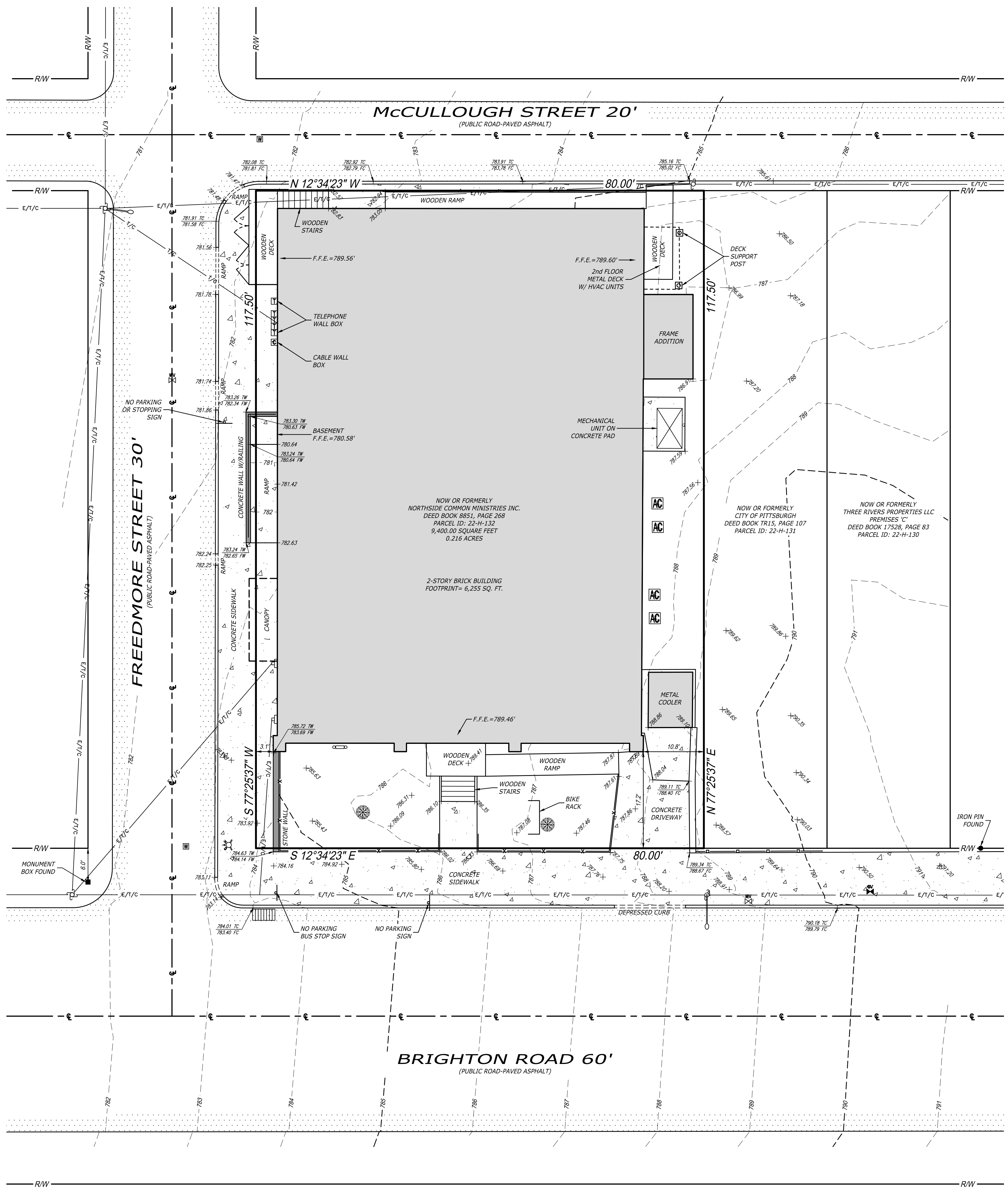
LEGEND	
Contour Line	790
Overhead Electric, Telephone & Cable Line	E/T/C
Overhead Telephone & Cable Line	T/C
Setback Line	
Depressed Curb	
Wrought Iron Fence	X-X-X
Street Light	Iron Pin Found
Storm Inlet	Gas Meter
Sign	Gas Valve
Electric Meter	Water Valve
Utility Pole	Water Meter
Spot Elevation	Fire Hydrant
Existing Curb Elevations:	Trees
T/C=Top of Curb	Asphalt
FC=Bottom of Curb	Concrete
Benchmark	
Right-of-Way	R/W
Finished Floor Elevation	F.F.E.

GENERAL NOTES

- Bearings shown hereon are based upon PA State Plane Coordinate System.
- The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.
- Contour Interval = 1'. Elevations shown hereon are based upon GPS observations on October 22, 2020, and are to the North American Vertical Datum of 1988 (NAVD88)(GEOID12a).
- There was no observed evidence of current earth moving work, building construction or building additions.
- The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.
- There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.
- There are no delineated wetland areas located on the subject premises.
- Iron pins with cap set are 5/8"Ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724-934-2810".

FLOOD ZONE NOTE

By graphic plotting only, this site is located in Zone X of the Flood Insurance Rate Map 42003C0334H, Community No. 420063, Panel 0334, Suffix H, bearing an effective date of 09-26-20 and is not in a special flood hazard area.



SITE LOCATION MAP
SCALE: 1" = 500'

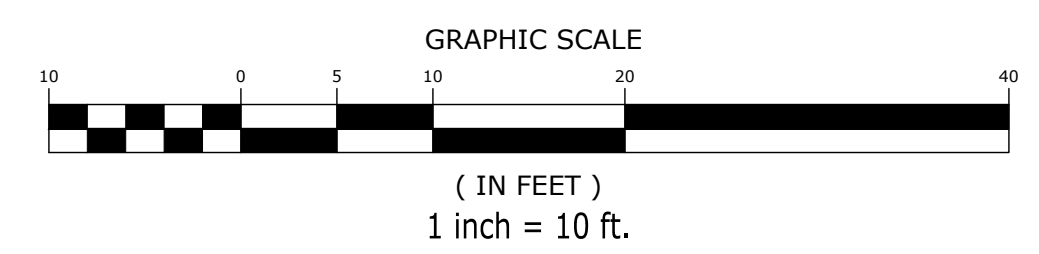
NO.	DATE	DESCRIPTION
1	10/30/2020	ORIGINAL SUBMITTAL
2	11/05/2020	PLS REVIEW

THIS PLAN OR PLAT OF SURVEY IS ONLY VALID TO THE PARTIES CERTIFIED HEREON.
THIS PLAN OR PLAT OF SURVEY IS ONLY VALID IF ANY ALTERATIONS TO THIS PLAN OR PLAT OF SURVEY MADE AFTER BEING SIGNED AND SEALED BY A LICENSED PROFESSIONAL OF RECORD.
OR PLAT OF SURVEY WILL AND VOID.

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
West Allegheny, PA 15201
Ph: (724) 934-2810 • Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

Northside Common Ministries
1601 Brighton Road
25th Ward of the City of Pittsburgh
Allegheny County, Pennsylvania
Existing Conditions Survey

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



SCALE:	1"=10'
DATE:	11-05-2020
DRAWN BY:	JAJ
CHK'D BY:	CRJ

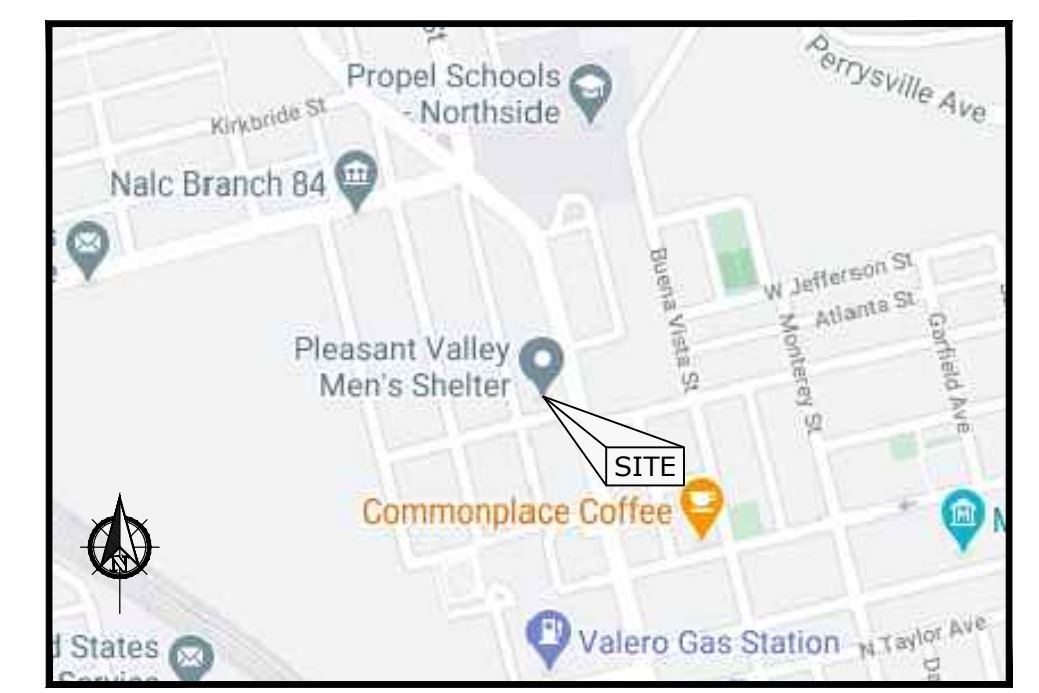
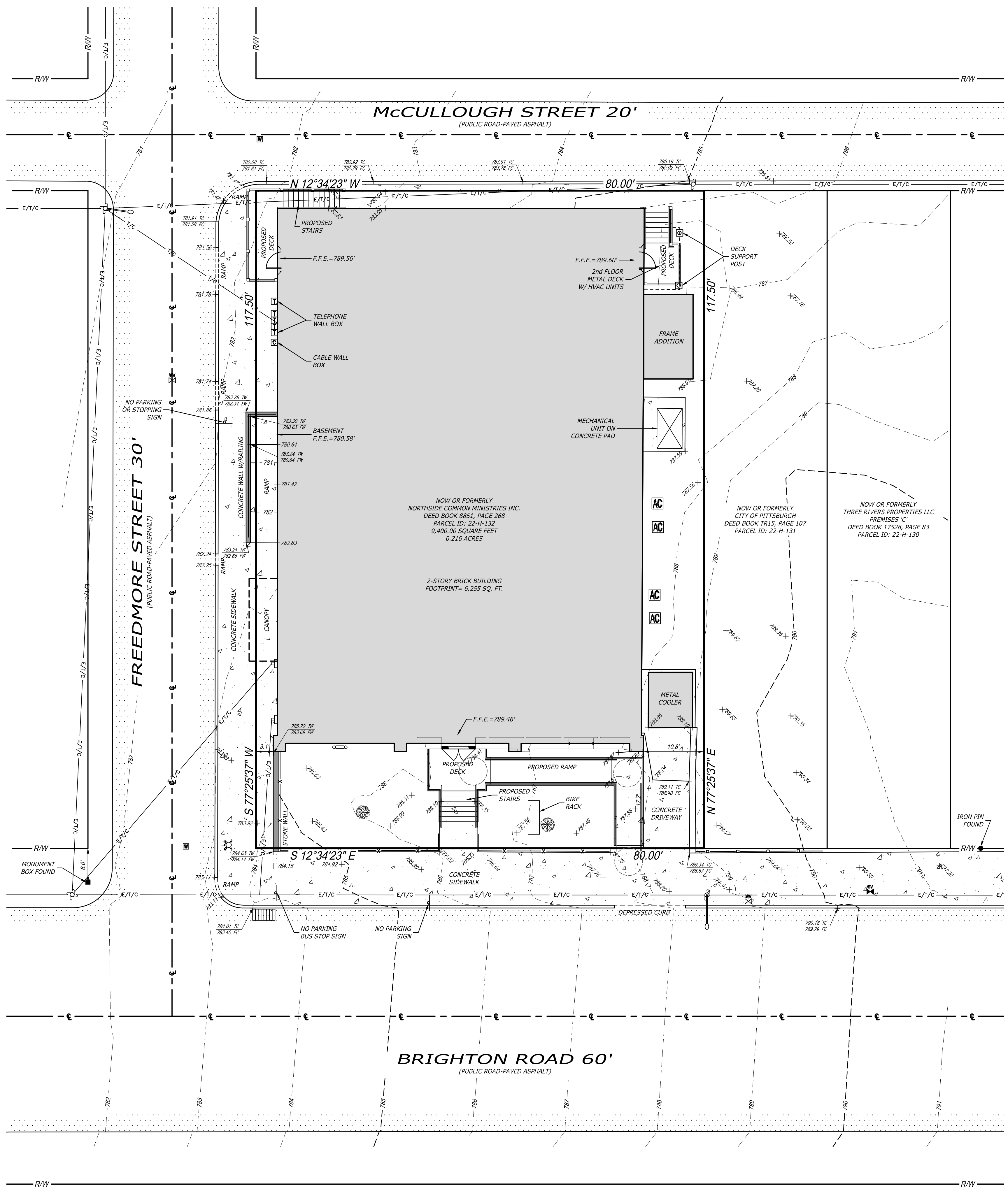
LEGEND	
Contour Line	790
Overhead Electric, Telephone & Cable Line	E/T/C
Overhead Telephone & Cable Line	T/C
Setback Line	---
Depressed Curb	---
Wrought Iron Fence	X-X-X
Street Light	Iron Pin Found
Storm Inlet	Gas Meter
Sign	Gas Valve
Electric Meter	Water Valve
Utility Pole	Water Meter
Spot Elevation	Fire Hydrant
Existing Curb Elevations:	Trees
T/C=Top of Curb	Asphalt
FC=Bottom of Curb	Concrete
Benchmark	
Right-of-Way	R/W
Finished Floor Elevation	F.F.E.

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FLOOD ZONE NOTE

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SITE LOCATION MAP
SCALE: 1" = 500'

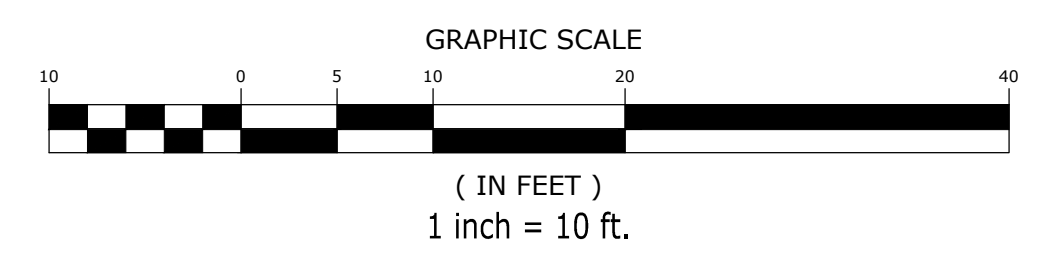
NO.	DATE	DESCRIPTION
1	10/29/2020	ORIGINAL SUBMITTAL
2	11/05/2020	REVISIONS
3	12/08/2020	ADDED PROPOSED DECKS

THIS PLAN OR PLAT OF SURVEY IS ONLY VALID TO THE PARTIES CERTIFIED HEREON.
THIS PLAN OR PLAT OF SURVEY IS ONLY VALID IF THE SURVEYOR'S SIGNATURE AND SEAL ARE OF THE LICENSED PROFESSIONAL OF RECORD.
ANY ALTERATIONS TO THIS PLAN OR PLAT OF SURVEY MADE AFTER BEING SIGNED AND SEALED BY THE SURVEYOR OR HIS/HERS ARE UNLAWFUL AND VOID.
OR PLAT OF SURVEY SHALL AND VOID.

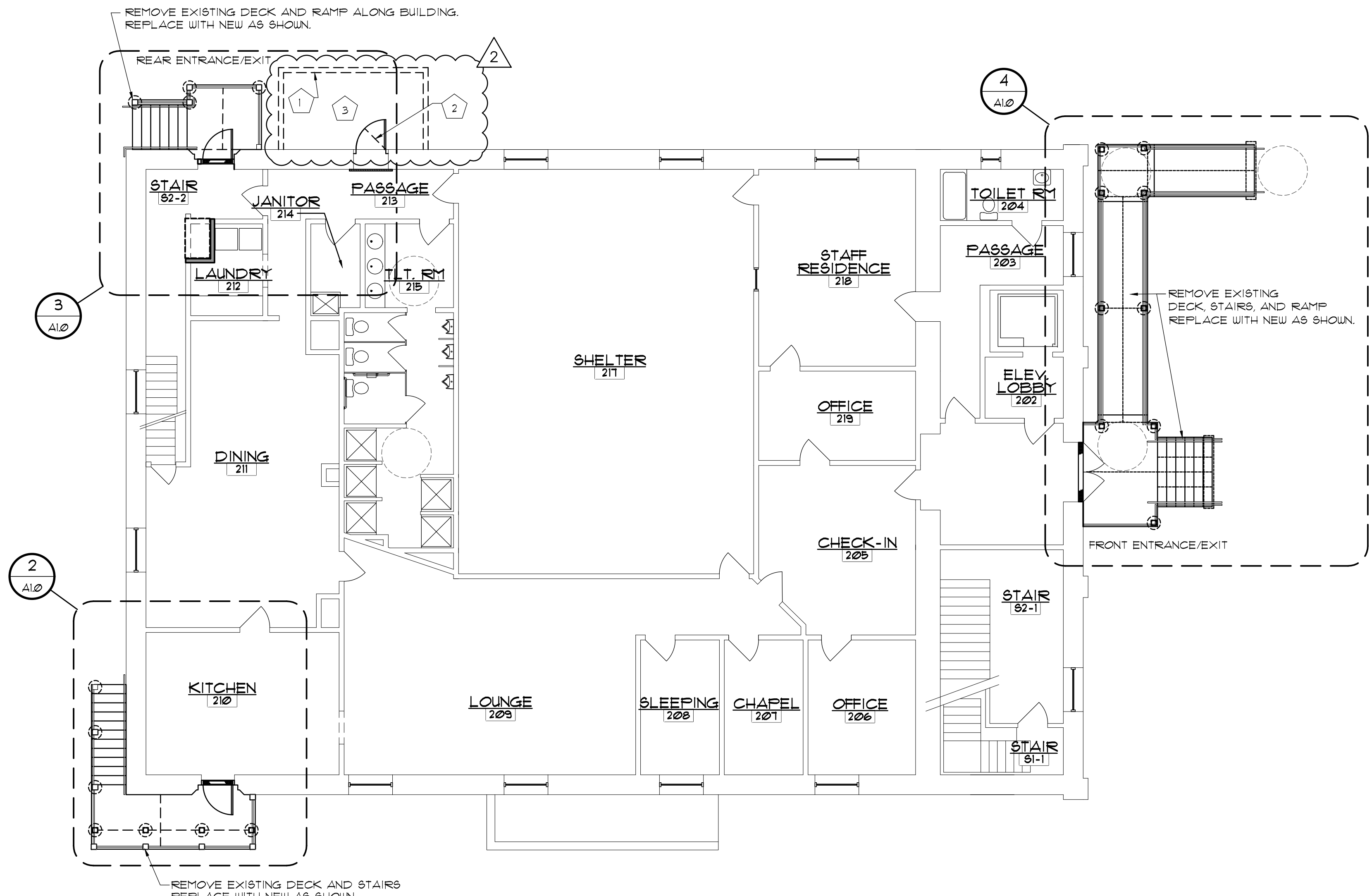
MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Waukesha, WI 53186
Ph: (724) 934-2810 • Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

Northside Common Ministries
1601 Brighton Road
25th Ward of the City of Pittsburgh
Allegheny County, Pennsylvania
SITE PLAN

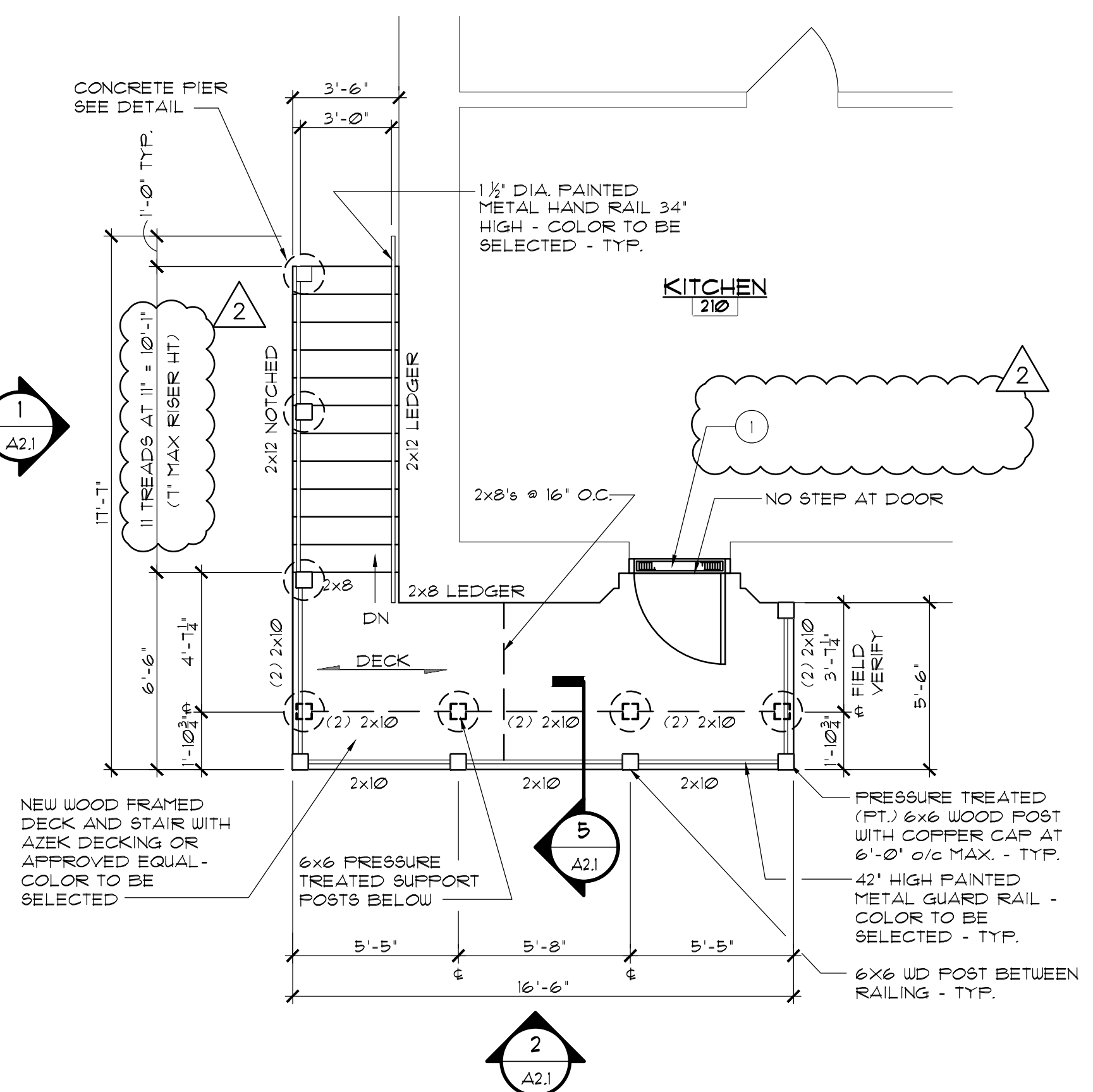
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
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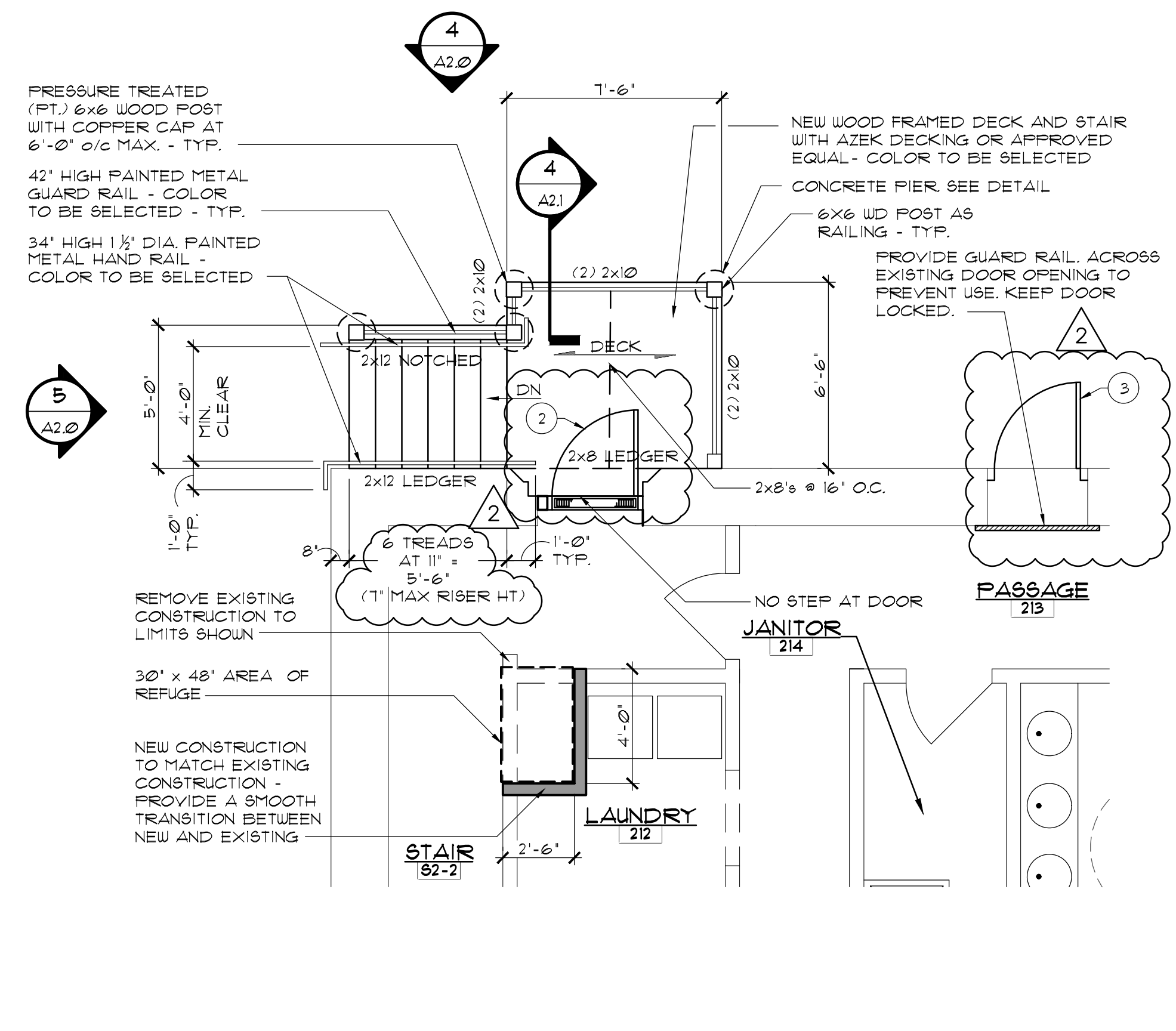
SCALE:	1" = 10'
DATE:	11-05-2020
DRAWN BY:	JAJ
CHK'D BY:	CRJ



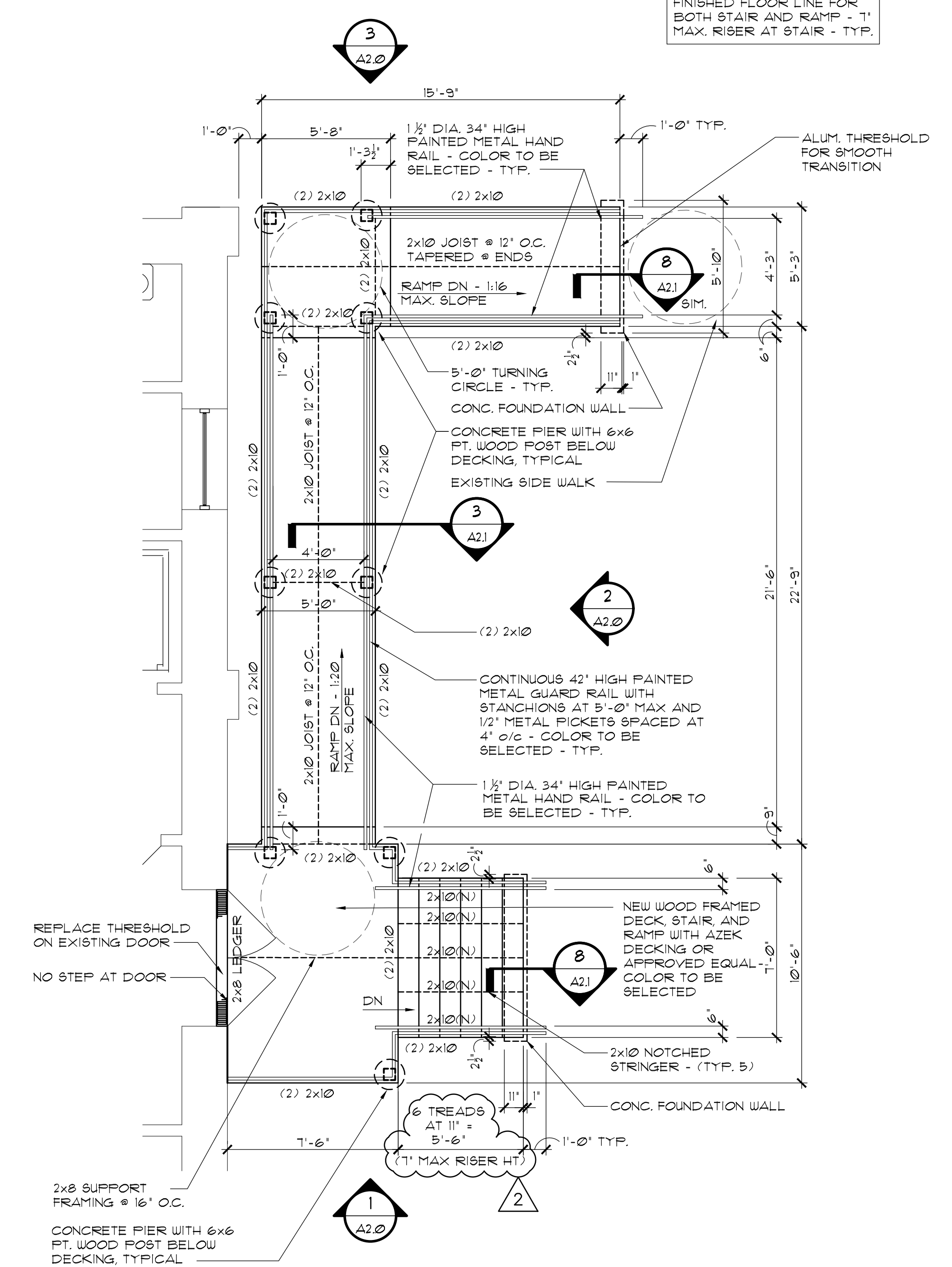
1 SECOND FLOOR/ENTRY LEVEL PLAN
SCALE: 1/8"=1'-0"



2 STAIR ENLARGEMENT PLAN
SCALE: 1/4"=1'-0"



3 STAIR ENLARGEMENT PLAN
SCALE: 1/4"=1'-0"



4 STAIR/RAMP ENLARGEMENT PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE:

- NEW 3'-0" W x 6'-8 1/4" GALVANIZED DOOR/FRAME ASSEMBLY WITH INSULATED CORE.
 PROVIDE:
 • 15 PAIR STAINLESS STEEL NRP-HINGES
 • 10 PANIC BAR WITH BLANK ON EXTERIOR OF DOOR FACE.
 • 10 CLOSER
 • 10 PERIMETER WEATHER STRIPPING
 • 10 ADA COMPLIANT THRESHOLD
- 3'-0" W x 6'-8 1/4" GALVANIZED DOOR/FRAME ASSEMBLY WITH INSULATED CORE.
 PROVIDE:
 • 15 PAIR STAINLESS STEEL NRP-HINGES
 • 10 PANIC BAR WITH BLANK ON EXTERIOR OF DOOR FACE.
 • 10 CLOSER
 • 10 PERIMETER WEATHER STRIPPING
 • 10 ADA COMPLIANT THRESHOLD
- 3'-0" W x 6'-8 1/4" GALVANIZED DOOR/FRAME ASSEMBLY WITH INSULATED CORE.
 PROVIDE:
 • 15 PAIR STAINLESS STEEL NRP-HINGES
 • 10 ENTRANCE LOCKSET WITH LEVER
 • 10 CLOSER
 • 10 PERIMETER WEATHER STRIPPING
 • 10 ADA COMPLIANT THRESHOLD

DEMOLITION NOTES:

- REMOVE EXISTING SMALL LOUNGE STRUCTURE IN ITS ENTIRETY.
- REMOVE EXISTING DOOR AND FRAME ASSEMBLY.
- TERMINATE ELECTRICAL CONNECTIONS AS REQUIRED BY CODE.

NOTE:
 PROVIDE AZEK AND RIM BOARD TRIM AS MFR'D BY TIMBER TECH OR APPROVED EQUAL. WARRANTY SHALL INCLUDE A 20 YEAR LIMITED WARRANTY FOR COMMERCIAL APPLICATIONS.

NOTE:
 G.C. TO VERIFY GRADE TO FINISHED FLOOR LINE FOR BOTH STAIR AND RAMP - 1" MAX. RISER AT STAIR - TYP.



REV.	DATE	DESCRIPTION
1	12/11/20	GENERAL REVISIONS
2	1/20/21	PLI REVIEW COMMENTS

ARCHITECT:
 Jeffrey A. Schroder
 Architect
 208 Mellon Drive
 Irwin, PA 15642
 PH: 724.861.5225

PREPARED BY:
MDM
 SURVEYORS & ENGINEERS, LLC
 Surveyors • Engineers • Site Planners
 375 Northgate Drive
 Warrendale, PA 15086
 Ph: (724) 934-2810 Fax: (724) 934-2811
 www.mdmllc.com

CLIENT:
 GOODWILL INDUSTRIES OF PITTSBURGH/
 NORTHSIDE COMMON MINISTRIES

PROJECT:
 NORTHSIDE COMMON MINISTRIES RENOVATION
 1601 BRIGHTON ROAD
 PITTSBURGH, PA 15212

SHEET TITLE:
 SECOND FLOOR/ENTRY LEVEL,
 RAMP AND STAIR PLANS

DRAWN BY:
CHECKED BY:
ISSUE DATE: 12-07-2020
SHEET NUMBER

A1.0

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LEGAL DESCRIPTION
Encroachment Easement

ALL THAT CERTAIN parcel or tract of land situate in the 25th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being an easement for a deck into the rights-of-way of McCullough Street and Freedmore Street and being more particularly bounded and described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Freedmore Street (30 feet wide) with the easterly right-of-way line of McCullough Street (20 feet wide);

THENCE along the northerly right-of-way line of Freedmore Street, N 77°25'37" E, a distance of 16.24 feet to a point;

THENCE passing through the bed of Freedmore Street, the following two (2) courses and distances:

- 1) S 12°34'23" E, a distance of 1.65 feet to a point;
- 2) S 77°25'37" W, a distance of 16.50 feet to a point;

THENCE passing through the bed of McCullough Street, the following two (2) courses and distances:

- 1) N 12°34'23" W, a distance of 17.58 feet to a point;
- 2) N 77°25'37" E, a distance of 0.32 feet to a point on the easterly right-of-way line of McCullough Street;

THENCE along the easterly right-of-way line of McCullough Street, S 12°34'23" E, a distance of 15.93 feet to the POINT OF BEGINNING.

Containing within said bounds a total of 32.34 square feet.



375 Northgate Drive
Warrendale, PA 15086
PH: (724) 934-2810
FAX: (724) 934-2811
www.mdmlc.com

"...That which does not kill us makes us stronger..."

(Conan The Barbarian)

Karina Ricks, Director
City-County Building
414 Grant St,
Pittsburgh, PA 15219

Re: Northside Common Ministries
Exterior Element Replacement
1601 Brighton Road
Pittsburgh, PA 15212

Dear Karina,

The intent of the exterior project mentioned above and referenced in the zoning review comments, is to remove and replace the existing dilapidated stairs in question, "in-kind". Please also see itemized material for construction listed below.

- PT (pressure treated) lumber- a mixture of 2x4, 2x6, 2x8, and 2x10 as needed
- PT 5/4 decking material
- PT spindals for railings
- PT 4x4 or 6x6 posts as needed
- Simpson strong tie galvanized fasteners and brackets (mixture of joist hangers, post brackets, L brackets, misc brackets, misc fasteners.)
- 38 5ft sections of steel handrails, posts, and pickets

Thank You,

A handwritten signature in blue ink, appearing to read 'Randi Giacobbi', is written over a light blue horizontal line.

Randi Giacobbi
Project Manager
MDM Surveyors & Engineers, LLC

Randi Giacobbi

From: GBachism@nisource.com
Sent: Wednesday, February 17, 2021 10:25 AM
To: Randi Giacobbi
Subject: Re: FW: DOMI-Utility Approval-1601 Brighton Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Columbis Gas does not gas in this area.

Thank You.

Grace Bachism
Operations Coordinator
Columbia Gas of Pennsylvania
Office-724-250-2603
Cell Phone-724-797-7051
gbachism@nisource.com

From: Randi Giacobbi <rgiacobbi@mdmlc.com>
To: "gbachism@nisource.com" <gbachism@nisource.com>
Date: 02/16/2021 03:23 PM
Subject: FW: DOMI-Utility Approval-1601 Brighton Rd

USE CAUTION: This email was sent from an external source. Think before you click links or open attachments. If suspicious, please forward to security@nisource.com for review.

Hi Grace,

I know I sent the below email to you yesterday about submitting an encroachment permit for 1601 Brighton Road. And needing utility approval , but I had some additional information to provide you with for the letter.

I have attached a narrative, encroachment easement with legal description, photos, application for encroachment permit, survey, etc for your reference.

Please let me know if I can provide you with any other information.

Appreciate it

Randi



Randi L. Giacobbi | Project Manager
O:(724) 934-2810 Ext. 45
375 Northgate Drive, Warrendale PA 15086
rgiacobbi@mdmlc.com

From: Randi Giacobbi
Sent: Monday, February 15, 2021 8:58 AM

Randi Giacobbi

From: Julie Ascioffa <jascioffa@pgh2o.com>
Sent: Monday, February 15, 2021 9:54 AM
To: Randi Giacobbi
Subject: RE: DOMI-Encroachment Permit Utility Approval-1601 Brighton Rd. Pittsburgh

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Randi,

Based on our GIS maps and the provided survey, it looks like we do not have any facilities within the proposed encroachment. That being the case, please submit as much information as you have available including a narrative as to what the encroachment is for and maybe some screenshots from google street view or photos of the existing structure. The more information you provide, the better.



Julie Ascioffa
Industry Relations Manager
Office: 412.255.8800
Ext:8019
Cell: 412.606.1233
24/7 media inquiry line: 412.430.3898

Pittsburgh Water and Sewer Authority
1200 Penn Ave, Pittsburgh, PA 15222

<https://pgh2o.com>



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From: Randi Giacobbi <rgiacobbi@mdmllc.com>
Sent: Monday, February 15, 2021 9:21 AM
To: Julie Ascioffa <jascioffa@pgh2o.com>
Subject: DOMI-Encroachment Permit Utility Approval-1601 Brighton Rd. Pittsburgh

Hello Julie,

I had a quick question before I submitted for the Encroachment Permit Utility Approval.
Our exterior project is located at 1601 Brighton Road Pittsburgh (corner of McCullough and Freedmore St.)
I just wanted to make sure that if we are only replacing an existing deck/stair "in-kind" (that has been there for years and years and years)



Janice Saltzman
TEL 412.258.4669
MOBILE 412.580.9744
jsaltzman@peoples-gas.com

February 18, 2021

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

RE: Encroachment at Corner of Freedmore and McCullough Streets
Property Address: 1601 Brighton Road
25th Ward, City of Pittsburgh

Dear Ms. Ricks:

This letter is in response to a request we received from MDM Surveyors and Engineers regarding the replacement of an existing deck and stairs that has already been in existence within the sidewalk area of the public right of way at the above-referenced location.

Based on the drawings provided to Peoples, the existing deck and stairs do not interfere with our gas facilities in this area.

Peoples has no objection to the existing encroachment.

Sincerely,

Janice Saltzman
Land Department

Randi Giacobbi

From: Jay R Lucas <Jay.Lucas@amwater.com>
Sent: Thursday, March 04, 2021 11:19 AM
To: Randi Giacobbi
Cc: Jason R Costa
Subject: RE: DOMI- Utility Approval-1601 Brighton Rd

Randi,

Pennsylvania-American Water Company (PAW) does not have any facilities located in 1601 Brighton Road. Pittsburgh, PA. This location is outside of our service area.

Let us know if you have any questions or need any additional information. Thanks.

Jay

Jay R. Lucas, P.E.
Engineering Manager, Western PA
Pennsylvania-American Water Company
300 Galley Road
McMurray, PA 15317

(724) 873-3653 - Office
(724) 743-3120 - Fax
(412) 841-2520 - Mobile
7-343-3653 - VOIP

jay.lucas@amwater.com

From: Randi Giacobbi <rgiacobbi@mdmllc.com>
Sent: Tuesday, March 2, 2021 8:23 AM
To: Jay R Lucas <Jay.Lucas@amwater.com>
Cc: Jason R Costa <Jason.Costa@amwater.com>
Subject: DOMI- Utility Approval-1601 Brighton Rd

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

Hi Jay,

I received your email from Jennifer at DOMI and wanted to reach out.

I am currently trying to submit an encroachment permit for 1601 Brighton Road. Pittsburgh, PA. (Goodwill-Northside Common Ministries)

DOMI is asking that we contact the surrounding utility companies to get approval for this project.

We are planning on removing and replacing the existing deck/stairs on this site. Said deck/stairs have been there for many, many years. We are just replacing them "In-kind." The stair/deck is located on the corner of Freedmore and McCullough Streets. I have attached some materials for reference and it is my hope, that you will grant us with the Utility approval letter for us to obtain our permit.

Hope to hear from you soon,

From: gary.redondo@verizon.com <gary.redondo@verizon.com>

Sent: Wednesday, February 24, 2021 9:24 AM

To: Randi Giacobbi <rgiacobbi@mdmllc.com>

Subject: RE: DOMI-Verizon Utility Approval-1601 Brighton Rd

Randi,

Based on the drawing provided, Verizon has no objection to the existing encroachment.

Thanks,

verizon

GARY REDONDO
ENGINEER

O 412.237.2293
M 412.667.8618
15 E MONTGOMERY PL
PITTSBURGH, PA 15212

gary.redondo@verizon.com