



# CITY OF PITTSBURGH

Department of Mobility and Infrastructure

William Peduto, Mayor

Karina Ricks, Director

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

Date 2/10/2020

Applicant Name Melissa Morrow Melissa@one signs.com

Property Owner's Name (if different from Applicant) Big River Development LP

Address 10 Campus Blvd Newtown Sq PA 19073

Phone Number: 412-708-1818 Alternate Phone Number: \_\_\_\_\_

Location of Proposed Encroachment: 2305 Smallman St.

Ward: 2nd Council District: 7th Lot and Block 0025-N-00053-0000-00

What is the properties zoning district code? RIV-IMU (zoning office 255-2241)

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

Width of Existing Right-of-Way (sidewalk or street): 21' (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 283' (Before encroachment)

Width of Proposed Encroachment: 40"

Length of Proposed Encroachment: 13"

Reason for application: Proposed sign will be flag mounted off building structure and extend into the sidewalk area. Variance hearing sign approval is attached as well.

**\*\*\*PLEASE ATTACH ALL ADDITIONAL INFORMATION\*\*\***

# PRECISION SIGN & AWNING

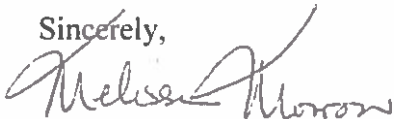
February 1, 2020

RE: City of Pittsburgh

To: Whom it May Concern:

I am requesting an encroachment permit to allow the sign being placed on the building at 2305 Smallman Street to hang over into the sidewalk area 40". A variance was filed and granted to allow the sign design for the new coming Coop deVille Restaurant and we are currently in the process of securing the proper permits to install it. Please contact me directly with any questions or comments.

Sincerely,



Melissa Morrow

Owner

Precision Sign & Awning, Inc

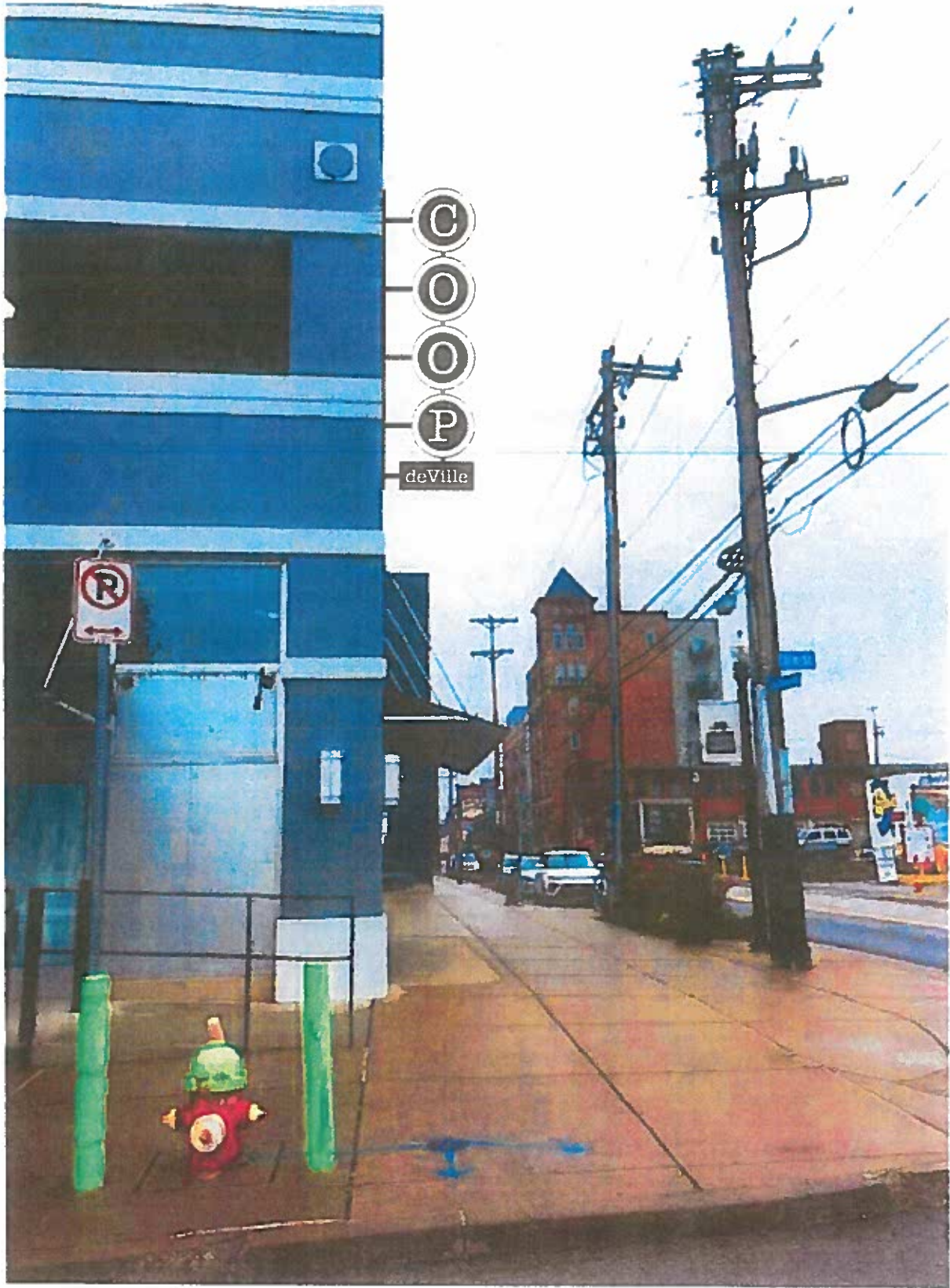
3 Glass Street

Carnegie, PA 15106

Shop 412-278-0400

Cell 412-760-4041







©2020 Google



2305 Smallman St  
 Pittsburgh, PA 15222



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/06/2019

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> Rodgers Agency, Inc. Suite 505, Foster Plaza V 651 Holiday Drive Pittsburgh PA 15220	<b>CONTACT NAME:</b> Allison Bellaire <b>PHONE (A/C, No, Ext):</b> (412) 922-1651 <b>E-MAIL ADDRESS:</b> abellaire@roddersgrp.com	<b>FAX (A/C, No):</b> (412) 922-5117
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Precision Sign & Awning, Inc. 3 Glass Street Carnegie PA 15106-2401	<b>INSURER A:</b> Motorists Mutual Insurance Co NAIC # 14621	
	<b>INSURER B:</b> Lackawanna American Insurance 11219	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	


**COVERAGES**      **CERTIFICATE NUMBER:** CL199333452      **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

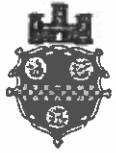
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			3329606730E	09/01/2019	09/01/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			3329606730E	09/01/2019	09/01/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			3329606730E	09/01/2019	09/01/2020	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	<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		N/A	WCP0004590	09/01/2019	09/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Equipment Floater Installation			3329606730E	09/01/2019	09/01/2020	Misc Tools Limit \$50,000 Installation Limit \$50,000

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

Evidence of coverage

<b>CERTIFICATE HOLDER</b> City of Pittsburgh 200 Ross St. - Room 320 Pittsburgh PA 15219	<b>CANCELLATION</b> 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 
---	---

© 1988-2015 ACORD CORPORATION. All rights reserved.



**ZONING BOARD OF ADJUSTMENT**

**Date of Hearing:** November 21, 2019  
**Date of Decision:** December 31, 2019

**Zone Case:** 244 of 2019  
**Address:** 2350 Railroad Street  
**Lot & Block:** 25-N-53  
**Zoning Districts:** RIV-IMU  
**Ward:** 2  
**Neighborhood:** Strip District

**Owner:** BIG RIVER Development LP  
**Applicant:** Melissa Morrow

**Request:** New 36 sq. ft. projecting business ID sign.

<b>Variance</b>	919.03.M.8(d) ii	Maximum 9 sq. ft. in sign face area permitted and 36 sq. ft. requested
-----------------	------------------	--

**Appearances:**

**Applicant:** Melissa Morrow, Tolga Seudil

**Findings of Fact:**

1. The Subject Property is located at 2350 Railroad Street, at the corner with 23<sup>rd</sup> Street, in a RIV-IMU (Riverfront Industrial Mixed Use) District in the Strip District. The property also has frontage on 24<sup>th</sup> Street.
2. The first floor of the two-story building on the property is used for a series of retail bays and the second floor is a parking deck.
3. The Applicant proposes to install a 10.7' by 3.3' (36 sf) projecting sign at the corner of Railroad Street and 23<sup>rd</sup> Street, with the text "Coop deVille," the name of a new tenant in the associated retail bay.
4. The design of the sign incorporates significant cut-out negative space.
5. In Zone Case No. 45 of 2009, the Board approved twelve 24 sf projecting signs, each to identify a retail tenant within the building. A number of those signs remain in place.
6. The Applicant does not propose to install any additional signage.

7. The Applicant stated that because of the location of the business, a wall-mounted sign would not adequately identify the business.

8. Pursuant to Code Section 919.03.M.5, the Applicant would be permitted, by right, to install an 80 sf signs on each of the Railroad Street and 23<sup>rd</sup> Street façades.

9. No party appeared at the hearing to oppose the requested variance.

**Conclusions of Law:**

1. The Applicant seeks a variance from Section 919.03.M.8(d)ii, the Code's maximum size limitation for projecting signs.

2. The proposed projecting sign would be consistent with the context of the building, as established with the Board's decision in Zone Case No. 45 of 2009. The Applicant would be permitted to install at total of 160 sf of wall-mounted signage, which is impractical for the design of the building and retail bays and the Applicant does not seek to install any more signage than the 36 sf sign proposed.

3. Consistent with the evidence and testimony presented and the applicable legal standards governing dimensional variances, the Board concludes that approval of the requested variance is appropriate.

**Decision:** The Applicant's request for a variance from Code Section 919.03.M.5(a) to allow a 36 sf projecting sign is hereby APPROVED, subject to the condition that no additional signage shall be installed.

FOR

*S Ipatova*

Alice B. Mitinger, Chair

\_\_\_\_\_  
LaShawn Burton-Faulk

*John J. Richardson*

FOR John J. Richardson