



CITY OF PITTSBURGH
DEPARTMENT OF MOBILITY & INFRASTRUCTURE
CITY-COUNTY BUILDING

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

Date: 03/10/2026

Applicant Name: Joseph Roy

Property Owner's Name (if different from Applicant): HG Blair LLC

Address: 4615 Blair Street, Pittsburgh PA 15207

Phone Number: 978-935-8039 Alternate Phone Number: 412-391-2884 ext 226

Location of Proposed Encroachment: under the side walk along Eliza Street

Ward: 5 Council District: 6 Lot and Block: 0056-E-00008-0000-00

What is the properties zoning district code: SP-10 (zoning office 255-2241)

Planning/Zoning Case OneStop Number (if applicable): ZDR- BDA-2025-12749

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): +/- 85' (Before encroachment)

Width of Proposed Encroachment: SEE "ENCROACHMENT SITE PLAN - ARCHITECTURAL" PDF

Length of Proposed Encroachment: SEE "ENCROACHMENT SITE PLAN - ARCHITECTURAL" PDF

NO ENCROACHMENT AT STREET LEVEL, +/- 24" X +/- 26' ENCROACHMENT AT FOUNDATION FOOTINGS BELOW THE SIDEWALK

Number of feet the proposed object will encroach into the ROW: +/- 24"

Description of encroachment: FOUNDATION FOOTINGS EXTENDING OVER THE PROPERTY LINE BY +/-24"

Reason for application: TO GAIN PERMISSION FOR BELOW GRADE FOOTING ENCROACHMENTS AS DESCRIBED IN THE LETTER TO THE DIRECTOR AND THE ATTACHED VISUAL EXHIBITS.

Four horizontal lines for additional information or signature.

PWWG Architects

March 3, 2026

Jeff Skalican, Acting Director
Director's Office
City County Building
414 Grant Street
Pittsburgh, PA 15219

Re: Hazelwood Green : HG Blair – BDA-2025-12749 - Encroachment Application for below grade footings

Dear Mr. Skalican,

Enclosed, please find our encroachment permit application for the HG Blair 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,

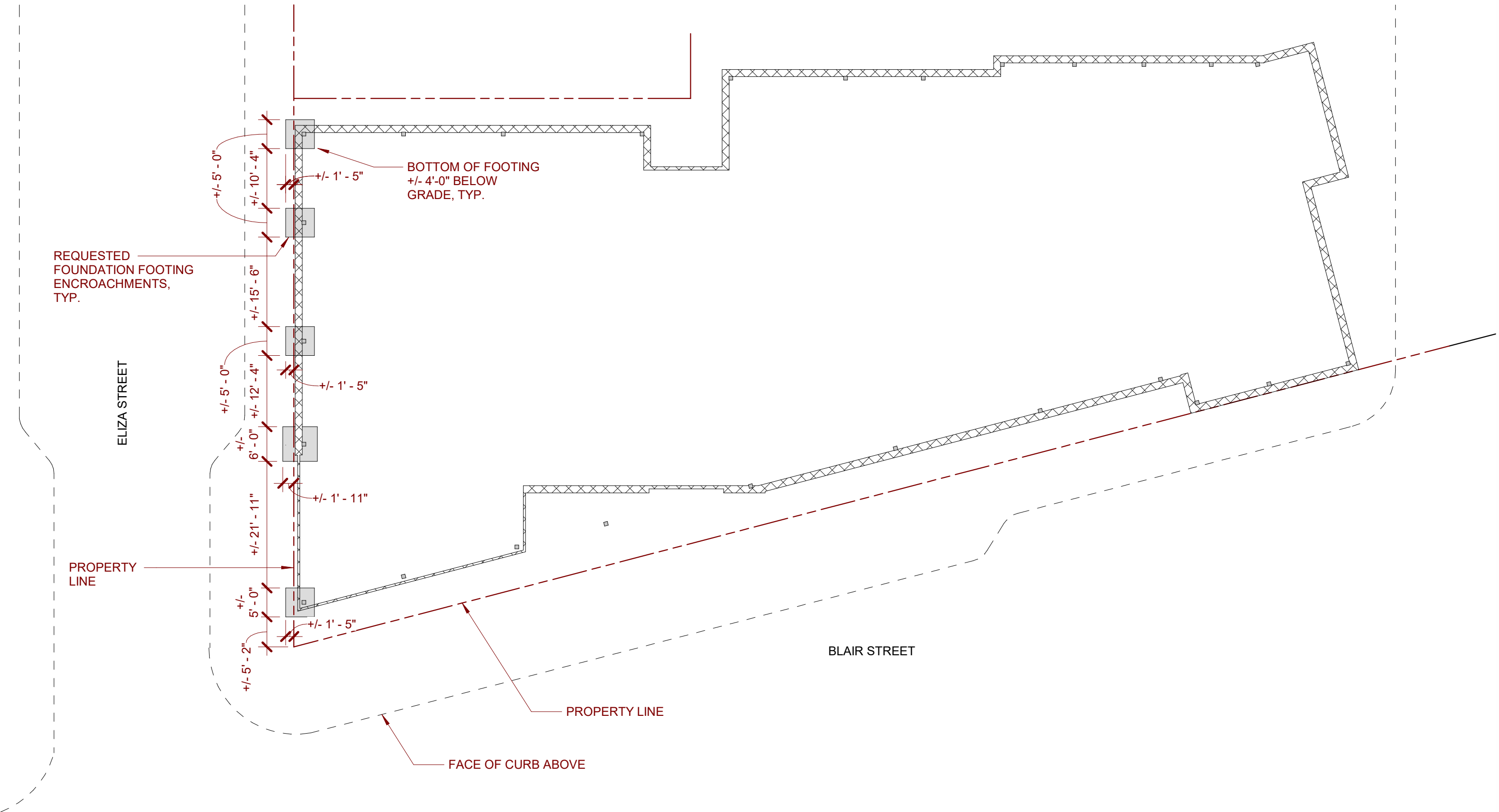
Joseph Roy

Anthony Pitassi, AIA / Lisa Carver, AIA / Brent Houck, AIA / Andreas Lange, AIA / Jennifer Szczesniak, AIA

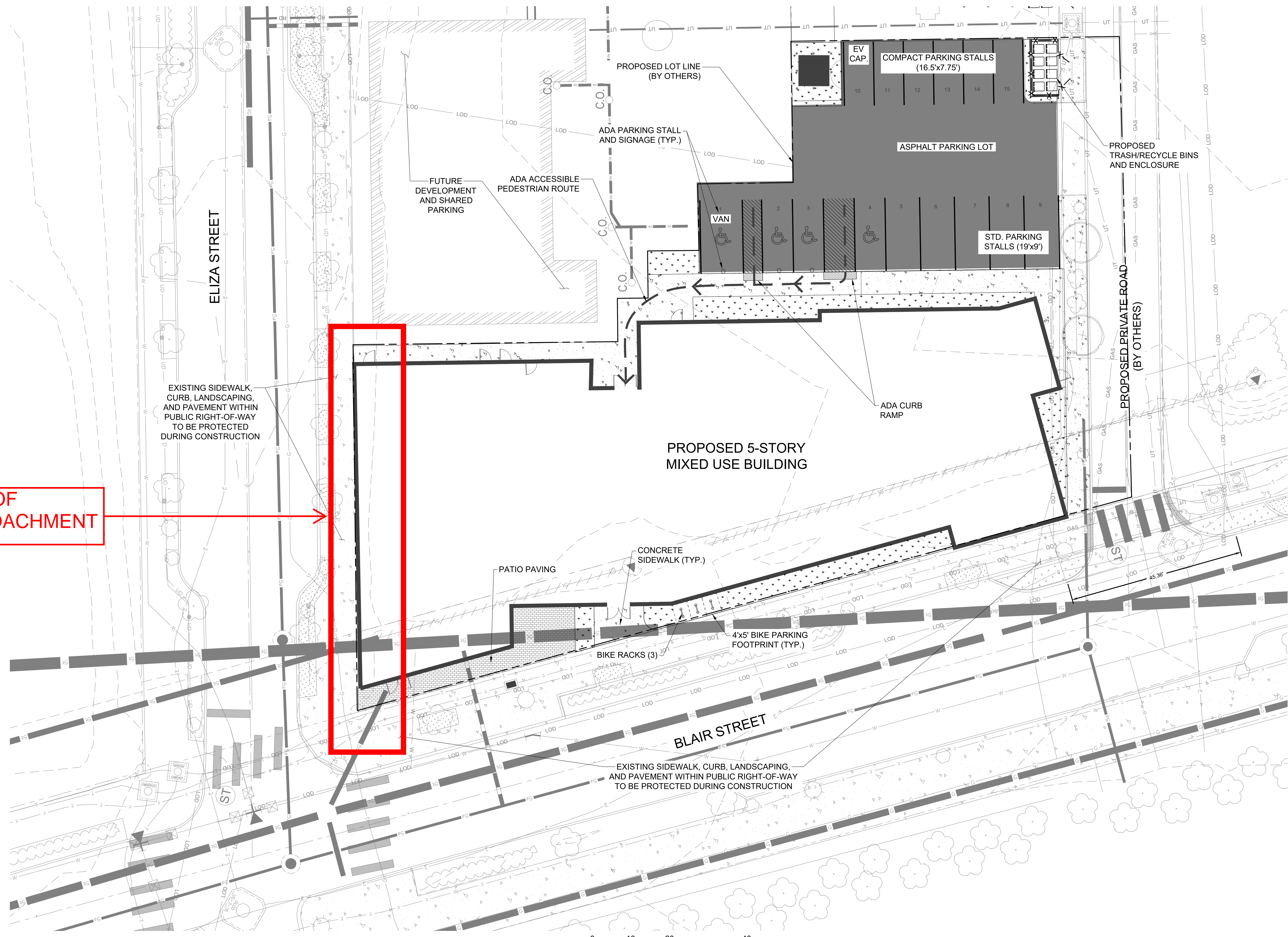
408 Boulevard of the Allies / Pittsburgh, PA / 15219 / o 412.391.2884 / f 412.391.1657
1432 Elm Street Unit 1A / Cincinnati, OH / 45202 / o 513.762.0289 / f 412.391.1657

pwwgarchitects.com
info@pwwgarchitects.com

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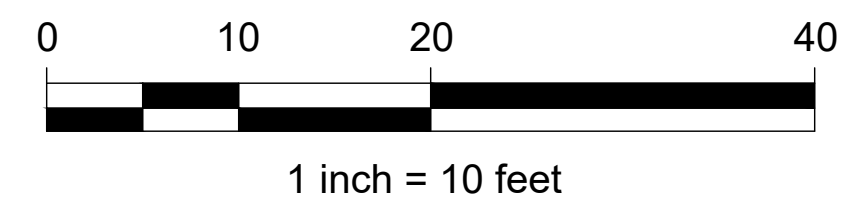


AREA OF ENCROACHMENT



NOTES:

1. SITE LIGHTING TYPE/LOCATION PER PROJECT LIGHTING CONSULTANT.
2. SOIL CAP (1' DEPTH) AND WITNESS BARRIER TO BE INSTALLED IN ALL PERVIOUS AREAS PRIOR TO PLACEMENT OF TOPSOIL, PLANTING, ETC. SEE DETAIL ON SHEET C502.



CALL BEFORE YOU DIG
THE CONTRACTOR IS RESPONSIBLE TO CALL 8-1-1 AT LEAST THREE BUSINESS DAYS BEFORE STARTING ANY DIGGING OR EXCAVATION PROJECT, AS REQUIRED BY LAW.
PENNSYLVANIA ONE CALL SYSTEM, INC.

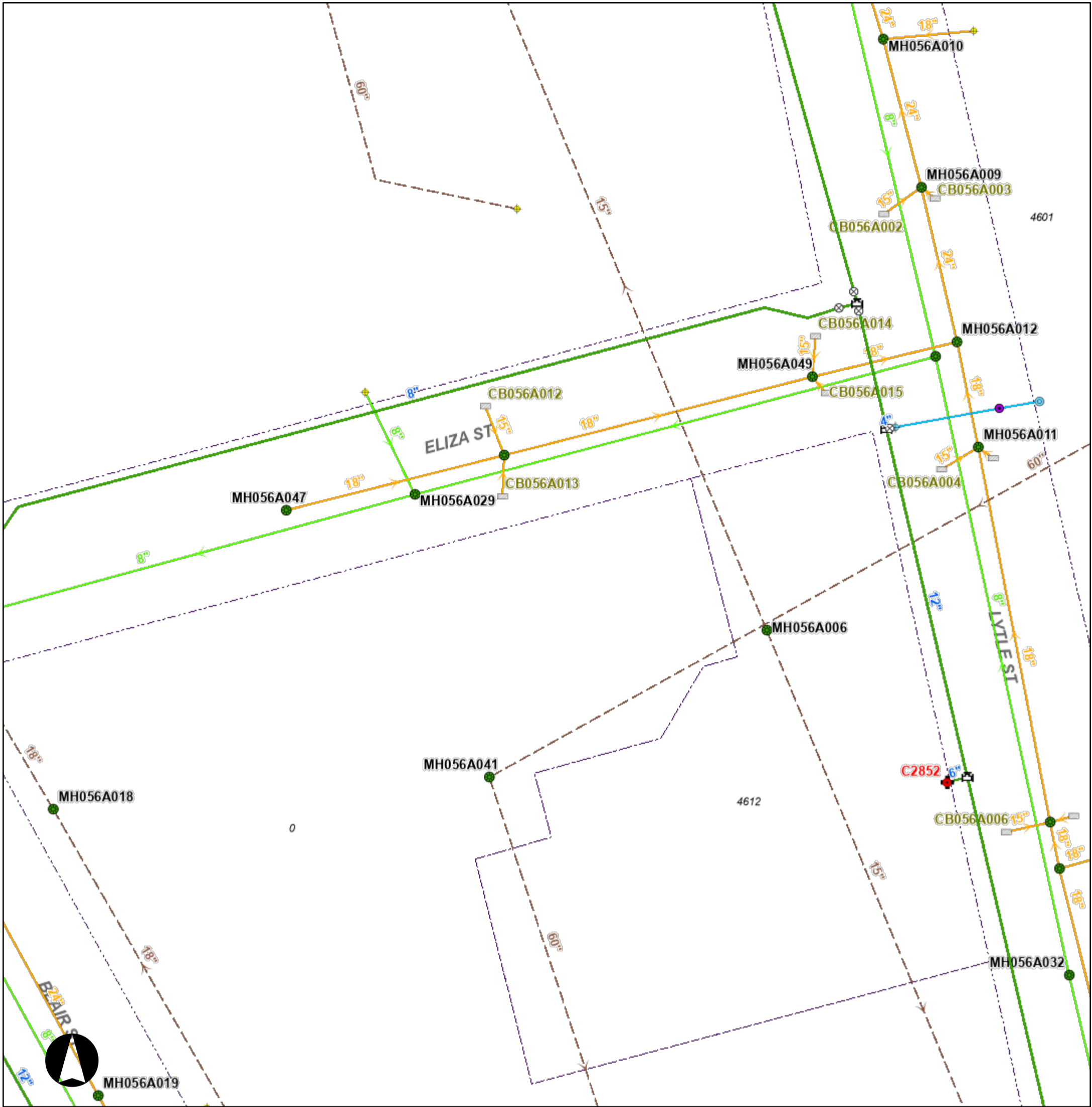
COSMOS PROJECT NUMBER		
NOT FOR CONSTRUCTION SET		
REVISIONS		
NO.	DESCRIPTION	DATE

HAZELWOOD GREEN HOUSING, HG-BLAIR

Trek Development Group
SITE PLAN

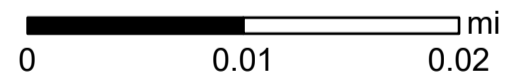
C201

Eliza St Encroachment



Legend

WATER	Pressure Monitoring Station	Outfall
Meter	Water Manhole	End Cap
Curb Box	Rising Main	Sewer Pump Station
Water System Pump	Supply Main	Combined Sewer
Hydrant	Transmission Main	Sanitary Sewer
System Valve	Distribution Main	Storm Sewer
Dividing Pressure Valve	Hydrant Branch	Regulated Combined Sewer
Coupling	Private Main	Overflow Sewer
Tee	SEWER	Interceptor
Cross	Manhole	Sewer Force Main
Reducer	Junction	Private Sewer
End Cap	Inlet	Undefined Sewer
Wash Out	Private Inlet	Green Infrastructure Underground Facilities



Neither the City of Pittsburgh ("City") nor Pittsburgh Water & Sewer Authority ("Pittsburgh Water") guarantees the accuracy of any of the information hereby made available, including but not limited to, information concerning the location and condition of underground structures. The City and Pittsburgh Water assume no responsibility for any conclusions or interpretations made on the basis of such information. The City and Pittsburgh Water assume no responsibility for any understanding or representations made by their agents or employees unless such understanding or representations are expressly set forth in a duly authorized written document, and such document expressly provides that responsibility therefor is assumed by the City or Pittsburgh Water.

Date: 2/17/2026



To: Jeff Skalican, Acting Director of the Department of Mobility and Infrastructure

From: William J. Pickering, Pittsburgh Water Chief Executive Officer

Date: 2/25/2026

Subject: Proposed Encroachment at Blair Street and Eliza Street

The following is in response to the attached 2/9/2026 request regarding the encroachment at Blair Street and Eliza Street in the 25th 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.

JAT

Attachment

STEPHANIE K. LEWIS

(412)584-5015

February 9, 2026

Joseph Roy
PWWG Architects

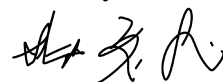
Re: HG Blair - Utility approval letter for Foundation Encroachment under sidewalk

Dear Mr. Roy,

Columbia Gas of Pennsylvania does not have facilities in the vicinity of 4612 Lytle St 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 Eliza St.

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

Sincerely,



Stephanie K. Lewis
Field Engineering Leader



February 10, 2026

Joseph Roy
PWWG Architects
408 Boulevard of the Allies
Pittsburgh, PA 15219

Dear Mr. Joseph 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, Pittsburgh, PA 15207.

Per your request dated February 9, 2026, the proposed encroachment associated with this project includes a request for a foundation footer to extend about 12" & 24" over the property line and underneath the sidewalk adjacent to our property line along Eliza Street.

Per our review, Comcast has underground infrastructure on Eliza Street and Blair Street. The project will be in close proximity to our infrastructure and we ask for continued coordination with the developer and the general contractor to ensure we allow for extra space where required. Comcast has a communication bank in close proximity under the sidewalk at Eliza Street and Blair Street and the quad 4 inch conduit ducts should be clear of the footprint. Comcast has active customers in the area. Comcast has to continue having a path within the public right of way. 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,
Sr Manager, External & Government Affairs
Comcast – Keystone Region
duncan_ackerman@comcast.com



3/26/2026

Joseph Roy <Jroy@pwwgarchitects.com>

Re: Eliza Street Housing Foundation Encroachment Request Letter

Dear Joseph Roy,

This letter responds to your inquiry with Duquesne Light Company (DLC) regarding DLC's position on encroachment on DLC's facilities/easement in the vicinity of a project along Eliza Street.

Based on the site plan you provided DLC does not have any concerns with encroachment. For any work outside of the approved scope or if construction methods could encroach DLC facilities, please call 412-393-4343 to create a new work order or visit the self-service link at <https://www.duquesnelight.com/working-with-us/construction-and-renovation/service-request>.

You cannot encroach DLC's facilities within required clearances per applicable NESC codes and OSHA standards and all other applicable codes and regulations while performing any work in the vicinity. For complete electrical service installation rules, please go to Duquesnelight.com > Construction and Renovation > Electric Installation Rules

This approval is contingent on design, payment, and construction of temporary facility relocations. Duquesne Light's consent is without prejudice to any future actions or events regarding this facility, and Duquesne Light reserves all rights with respect to any maintenance, operation, or other required actions.

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 A. Elzer

Supervisor, Distribution Engineering
(412) 393 - 2614
celzer@duqlight.com

Duquesne Light Company
469 Hershey Rd
Pittsburgh, PA 15235 DuquesneLight.com



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

March 23, 2026

Jeff Skalican, Acting Director
Department of Mobility and Infrastructure
City County Building
414 Grant Street
Pittsburgh, PA 15219

RE: Encroachment: Foundation Footers
Location: 4612 Lytle Street
Tax Parcel: 0056-E-00008
15th Ward, City of Pittsburgh

Dear Mr. Skalican:

This letter is in response to a request that Peoples Natural Gas Company (Peoples) received from PWWG Architects regarding the encroachment of foundation footers, 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.

PNG has no objection to the proposed encroachment.

Sincerely,

Jill Marie Groves

Jill Marie Groves
Land Department

PWWG Architects

April 1, 2026

Jennifer Massacci, Principal Planner
Department of Mobility and Infrastructure
412 Blvd of the Allies, 4th Floor
Pittsburgh, PA 15219

Re: DOMI-EN-2026-02706

Dear Ms. Massacci,

Following up to our conversation.

This building is a LIHTC project. The owner of the building will be HG Blair LLC, as noted on the application. Right now Trek Development Group does not own the property but will obtain ownership at the financial closing, which is scheduled for September/October of 2026 right now. Once closing happens, we will upload the new COI listing HG Blair LLC as the owner.

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

Sincerely,

Joseph Roy

Anthony Pitassi, AIA / Lisa Carver, AIA / Brent Houck, AIA / Andreas Lange, AIA / Jennifer Szczesniak, AIA

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