

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

July , 2021

President and Members
City Council
City of Pittsburgh

**RE: VACATE A PORTION OF
ENGLESIDE AVENUE**

Dear President and Members of City Council:

We have a request for the vacation of an unopened portion of Engleside Avenue in the 10th Ward, 9th Council District, as shown on the attached plan. A copy of the request is also attached.

Bloomfield Garfield Corporation, has requested this street vacation to expand their property lines.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Karina Ricks
Director

KR:JM
Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

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

From: Director Karina Ricks

CC: Jen Massacci

Date: July 7, 2021

Re: Street Vacation

We have a request for the vacation of an unopened portion of Engleside Avenue in the 10th Ward, 9th Council District, as shown on the attached plan. A copy of the request is also attached.

Bloomfield Garfield Corporation, has requested this street vacation to expand their property lines. Kindly let us know if you have objection to this request.

KR/JM

Attachments



Bloomfield
Garfield
CORPORATION

August 6, 2019

Karina Ricks, Director
Dept. of Mobility & Infrastructure
City of Pittsburgh
414 Grant Street, 215-B
Pittsburgh, PA 15219

Re: Right of-way vacation

Dear Ms. Ricks:

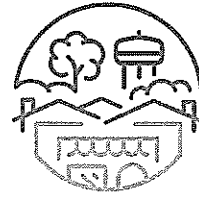
In October of 2018, our non-profit organization purchased a vacant, single-family home at 5219 Columbo Street in the 10th Ward of the city. Our intent in purchasing the property has been to renovate it and re-sell it at a later date to a purchaser whose income does not exceed 80% of the median income for the Pittsburgh region.

In March, the architect we retained to prepare the renovation plans asked if we could obtain a survey of the parcel on which the house sits so he could create a site plan for the project. When the survey was delivered to us in May, we discovered, much to our surprise, that a portion of the lot at the rear of the house that runs along a rear retaining wall does not belong to the house, but instead to a public right-of-way. In fact, a portion of the right-of-way actually clips a corner of the house itself, where a rear addition must have been built on at some point in the past.

It would be untenable for us to attempt to sell the house to a future owner, given this situation. If you visit the site, the portion of the rear yard that falls within the public right-of-way actually appears as it belongs to 5219 Columbo Street. Another, larger section of right-of-way rises above the retaining wall to adjoin a little-used road known Engleside Drive.

The enclosed site plan shows two areas marked in light red that we would like the city to consider vacating so that they can be incorporated into the lot on which the house sits. We are not interested in having the third area above the retaining wall vacated, shown in blue, unless the city thought it would be to the benefit of all to do so.

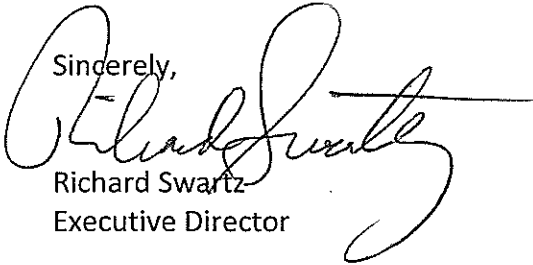
The engineer at Red Swing Group who assisted us in preparing these materials is Scott Pilston, and he can be reached at 412-678-4403. Should you wish to speak with our architect, his name is Paul Rosenblatt, and he can be contacted at 412-390-4040. We appreciate every



Bloomfield
Garfield
CORPORATION

favorable consideration your department can give this application. Thank you.

Sincerely,



Richard Swartz
Executive Director

APPLICATION FOR RIGHT OF WAY VACATION

City of Pittsburgh
Department of Mobility and Infrastructure
Page 1 of 2

Project Site Address	5219 COLUMBO STREET
Applicant Name or Representative	RICHARD SWARTZ
Address	5149 PENN AVENUE, PITTSBURGH, PA-15224
Phone	412-441-6950 x 11
Email	RICKS@BLOOMFIELD-GARFIELD.ORG
Date Filed	8-6-2019

Property Owner Name:	BLOOMFIELD-GARFIELD CORPORATION
Property Owner	SAME AS ABOVE
Address	
Phone	
Email	
Survey Name and Contact	
Planning/Zoning Case Number (if applicable)	

Address or Location of Proposed Vacation	5219 COLUMBO ST-
Ward No. 10 Council District 4	Zip Code 15224
Lot and Block 5D-6-296	Name of Plan of Lots
Plan Book Volume _____ Page No. _____	
Is the proposed vacation developed?	_____
Is the proposed vacation paved?	_____
Width of proposed vacation (prior to vacation)	_____
Length of proposed vacation (prior to vacation)	_____
Number of square feet/Number of linear miles requested	1,866.9 sqft

RIGHT OF WAY VACATION PACKAGE CHECKLIST *	
Letter of request with description of proposal and justification addressed to: Karina Ricks, Director of the Department of Mobility & Infrastructure 414 Grant Street, 215 B, Pittsburgh, PA 15219	
Site survey w/ property lines, parcel numbers, proposed vacation extents, and owners	
Signed petition expressing support for the vacation from property owners directly adjacent to the proposed ROW including name, contact information, parcel numbers, mailing address, telephone number, and email address. Note: letters of support from affected property owners such as those who may have impact to site access may also be requested.	
Legal Description signed and stamped by Licensed Surveyor	
Copy of all related recorded documents (Easements, Maps, Irrevocable Offer of Dedication, etc.)	
Dimensioned Site Plan which shows the use of the proposed vacation for private development (if applicable). Provide full size plot and 8.5x11 or 11x17.	
Survey of all known utilities and letters from affected utilities stating that there is no	

To the Council of the City of Pittsburgh

We, the undersigned, being all of the property owners in interest and number, abutting upon the line of:

Lot & Block & Address of applicant property: 50-6-296 5219 COLUMBO ST.

(Please print)

Lot & Block & Address of abutting property: 50-6-298 5215 COLUMBO ST

Lot & Block & Address of abutting property: _____

Lot & Block & Address of abutting property: _____

Lot & Block & Address of abutting property: _____

Respectfully petition Your Honorable body for the passage of a resolution vacating or encroaching on the above listed right-of-way and in consideration of the premises, and for the purposes of inducing the corporate authorities of said City to enact a resolution for said purpose, we do hereby stipulate, covenant and agree to release and forever discharge, said City from any and all claims for damages whatsoever which we, or either of us, may, might, or could have, or claim, for any reason of the vacation or encroachment of said public highway between said terminal points: and we further agree to indemnify, save harmless and defend said City from any claims and from the payment of any damages whatsoever resulting to any property owned by us, or either of us, or by any persons whatsoever, abutting or non-abutting, for or by reason of said vacation or encroachment.

We further waive the right to ask for the appointment of Viewers to ascertain and assess any damages caused by such vacation or encroachment, and in the event of any Viewers proceeding being made necessary for or by reason of the passage of such resolution, we do hereby jointly and severally agree and bind ourselves, our heirs, executors, administrators, successors and assigns to pay or cause to be paid to the handbills and any other expense incurred in such Viewers' proceedings, and that said amount shall be forthwith paid upon the City Solicitor certifying to the City Treasurer the amount of said costs.

IN WITNESS WHEREOF, We have hereunto set our hands and seals as of the 10th Day of JULY, 2019.

Witness

Property Owners: (Please Sign & Print L&B)

Keith B. Neg (seal)
Applicant: Signature & Lot & Block

Abutting 1: Signature & Lot & Block (seal)

Abutting 2: Signature & Lot & Block (seal)

Abutting 3: Signature & Lot & Block (seal)

Abutting 4: Signature & Lot & Block (seal)

Commonwealth of Pennsylvania

NOTARY, City of Pittsburgh

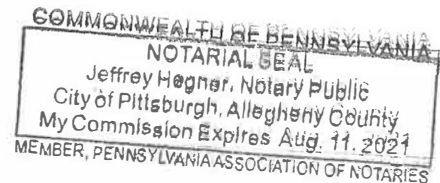
Richard Paul Swartz

County of Allegheny

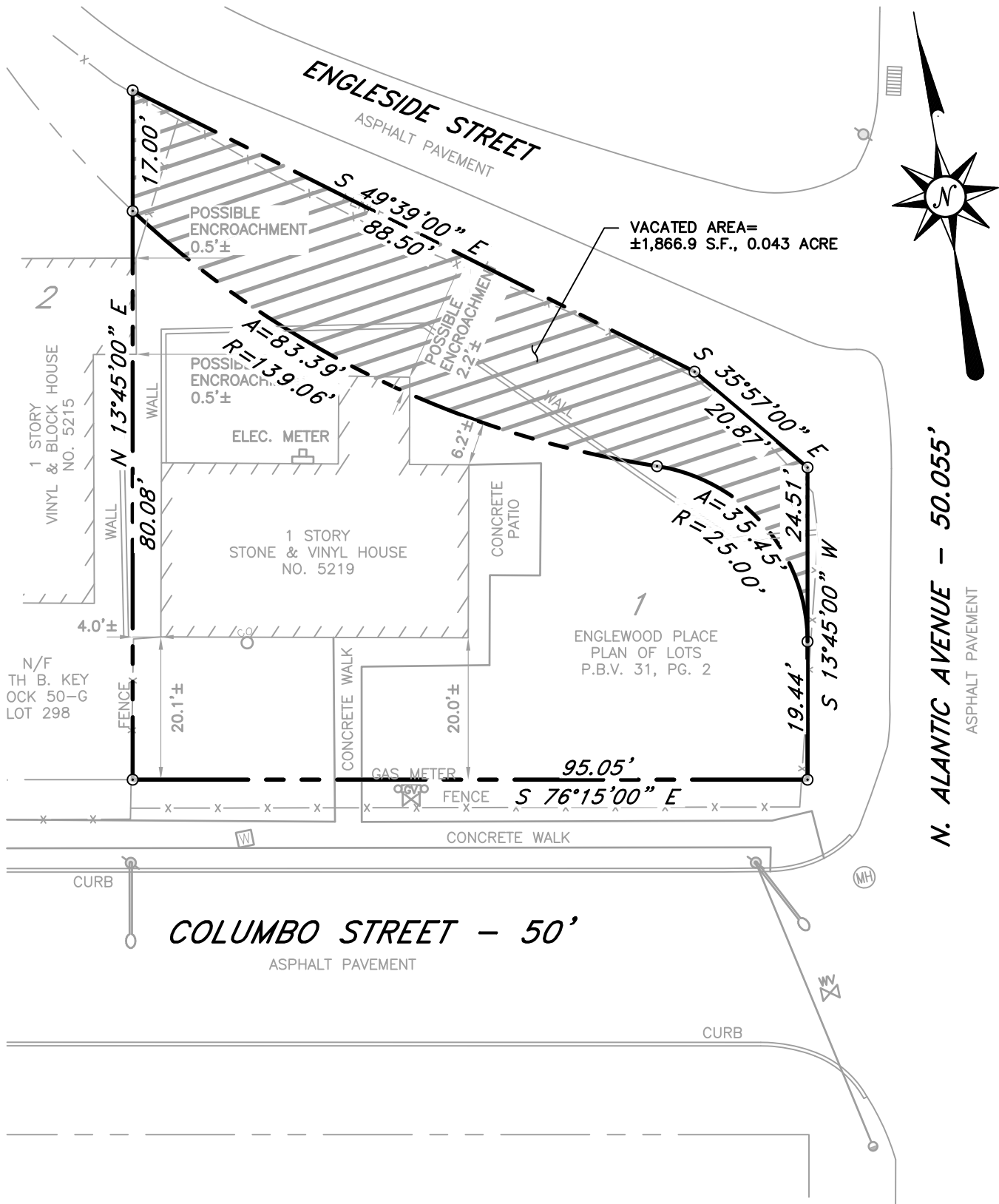
Personally came Richard Paul Swartz who being duly sworn says that he is personally acquainted with the owners of the property fronting or abutting upon the within described highway, and that he or she knows said petition is signed by all of said owners, and that the signatures of said petition are the proper and genuine signatures of said owners.

Sworn and subscribed before me this 26 of July, 2019

[Signature]

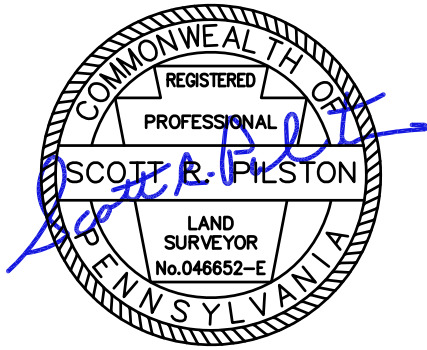
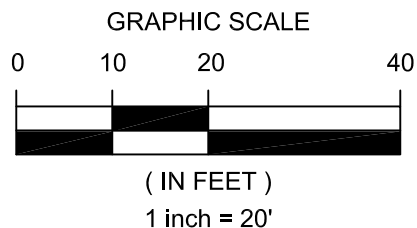


S:\19-1164 - Bloomfield Garfield - Columbo St\30_Design (DWG)\19-1164 - Bloomfield Garfield - Columbo St.dwg, Plotted: Jan 28, 2020 - 2:04pm



N. ALANTIC AVENUE - 50.055'
ASPHALT PAVEMENT

COLUMBO STREET - 50'
ASPHALT PAVEMENT



VACATED AREA EXHIBIT OF ENGLSIDE STREET
MADE FOR
BLOOMFIELD GARFIELD CORPORATION
SITUATE IN
CITY OF PITTSBURGH - 10TH WARD
ALLEGHENY COUNTY - PENNSYLVANIA



DEVELOPMENT SERVICES/
DUE DILIGENCE/ENGINEERS/
OWNERS/SURVEYORS

ONE MONROEVILLE CENTER
3824 NORTHERN PIKE, SUITE 800
MONROEVILLE, PA 15146
PHONE: 724.325.1215

D.B.V.	17410	BLOCK:	50-G	SCALE:	1"=20'	DRAWN BY:	BTM	PROJ. No.:	19-1164	SHEET NO. 1 OF 1
PG.:	132	LOT:	296	REV.:	-	CHECKED BY:	SRP	DATE:	1/24/2020	

UTILITY INFORMATION

PEOPLES GAS
375 NORTH SHORE DRIVE
PITTSBURGH, PA 15221
CONTACT: MICHAEL DENNY
MICHAEL.DENNY@PEOPLES-GAS.COM
VERIZON PENNSYLVANIA LLC
1026 HAY ST
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
debarah.a.dello@verizon.com
THE PITTSBURGH WATER
& SEWER AUTHORITY
1200 PENN AVENUE
PITTSBURGH, PA 15222
CONTACT: RICK OBERMEIER
roberrm@psgh2o.com
PITTSBURGH CITY
DEPT OF PUBLIC WORKS
611 SECOND AVE
PITTSBURGH, PA 15219
CONTACT: OFFICE PERSONNEL
DUQUESNE LIGHT COMPANY
7645 NEW BEAVER AVE
PITTSBURGH, PA 15233
CONTACT: DAVID MORAN
dmoran@duqlight.com
COMCAST CABLEVISION
1536 CHARTERS AVE
PITTSBURGH, PA 15204
CONTACT: CHARLES DETWILER
charles_detwiler@comcast.com
SHELL APPALACHIA
150 NORTH DAIRY ASHFORD
HOUSTON, TX 77079
CONTACT: REBECCA KOCHBERGER
rebecca.kochberger@shell.com

LEGEND

PROPERTY LINE
ADJACENT PROPERTY
FENCE
GAS SERVICE LINE
WATER SERVICE LINE
OVERHEAD WIRES
SANITARY SEWER LINE
PROPERTY CORNER
UTILITY POLE
WATER VALVE
GAS METER
WATER CONTROL BOX
GAS VALVE
INLET
ELECTRIC METER
CLEANOUT
GUY WIRE
UTILITY POLE & STREET LIGHT
MANHOLE

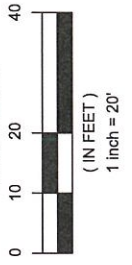
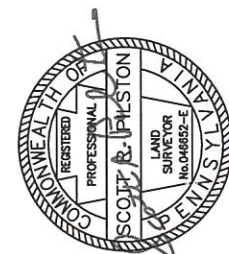
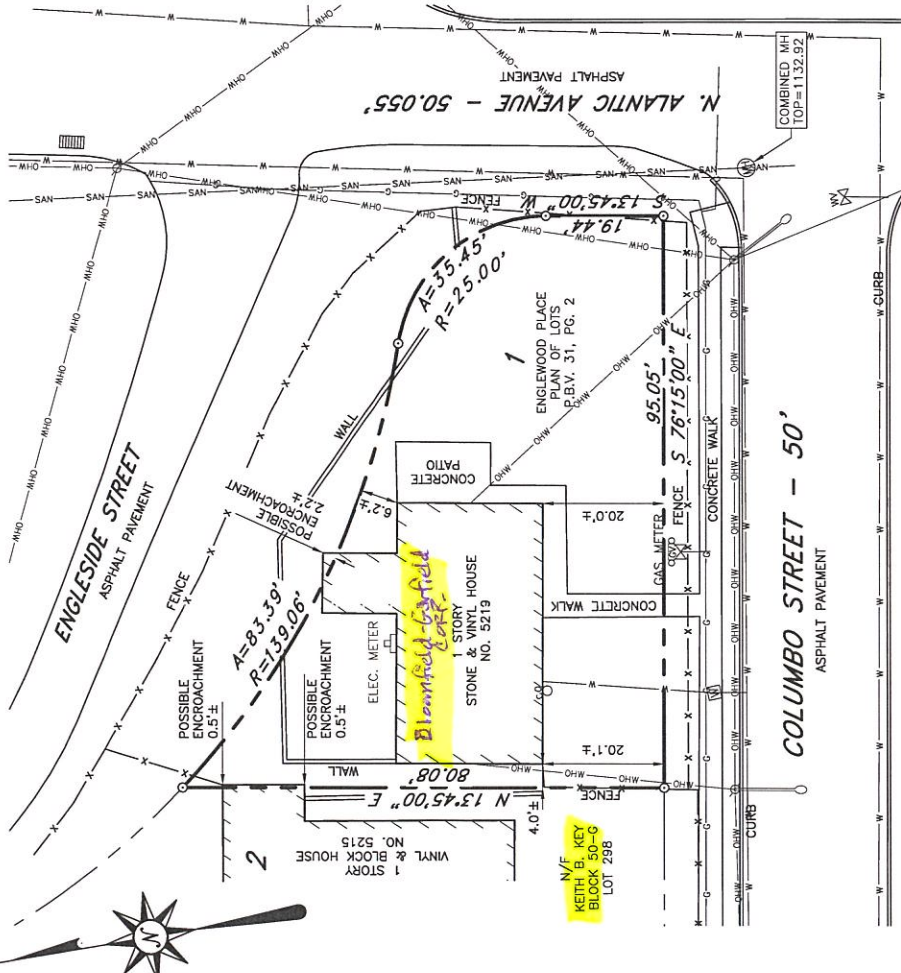
NOTES

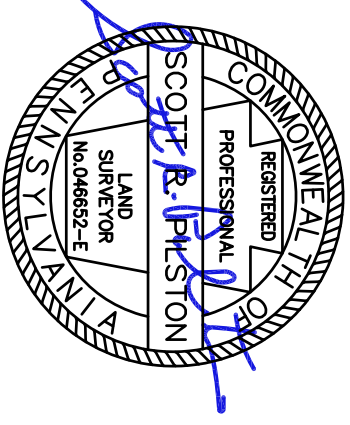
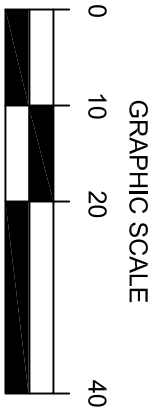
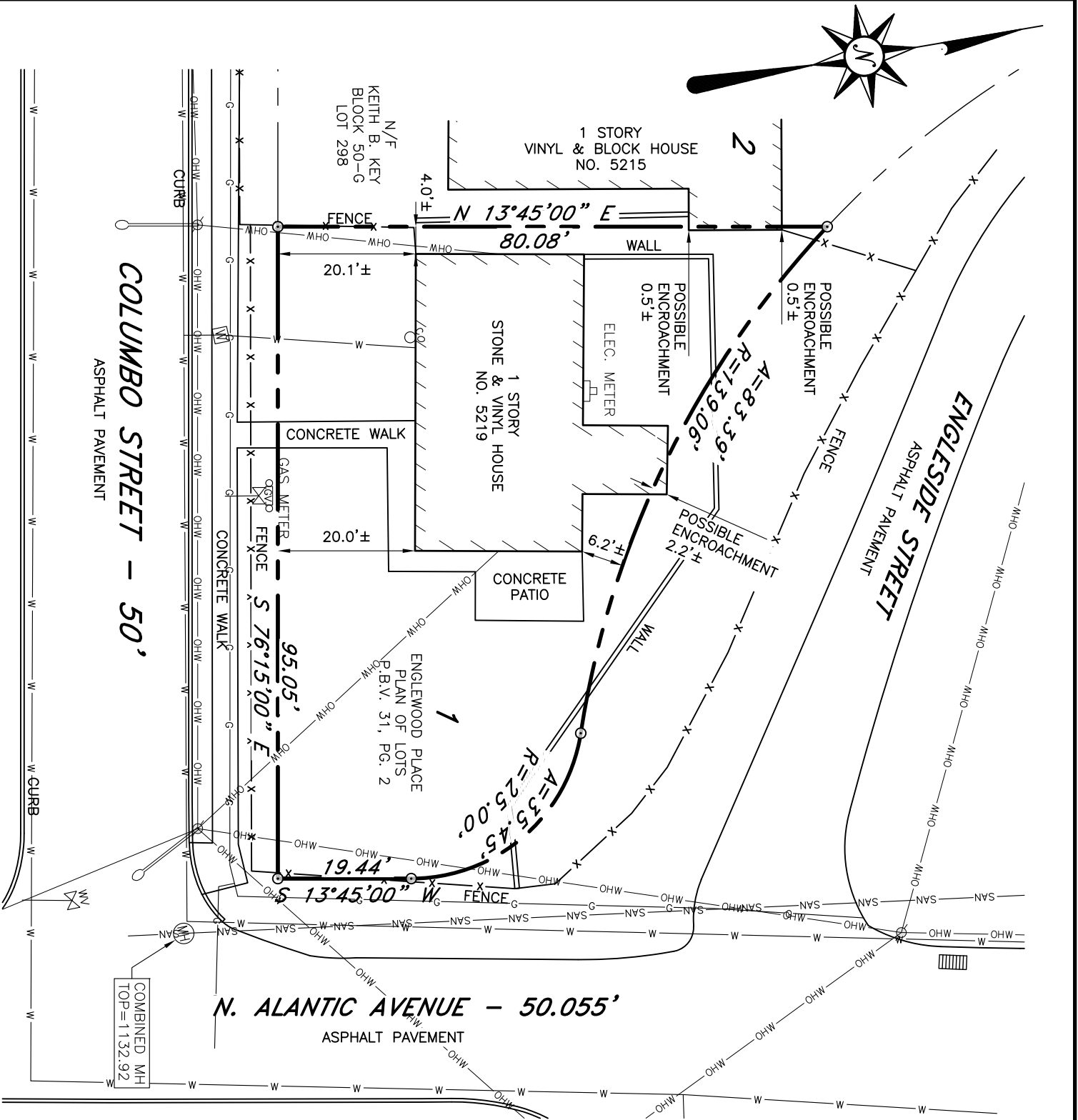
- PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND UTILITY ENCUMBRANCES THAT ARE IDENTIFIED IN THE CHAIN OF TITLE OR ARE VISIBLE ON THE PREMISES. ANY INFORMATION PROVIDED BY THE CLIENT OR LISTED IN THE DEEDS OF RECORD IS SHOWN ON THIS PLAN.
- RED SWING GROUP RESERVES THE RIGHT TO REVISE THIS DRAWING IF ADDITIONAL INFORMATION IS FOUND OR SUPPLIED IN THE FUTURE.

SURVEY OF PROPERTY
MADE FOR
BLOOMFIELD GARFIELD CORPORATION
SITUATE IN
CITY OF PITTSBURGH - 10TH WARD
ALLEGHENY COUNTY - PENNSYLVANIA

D.B.V.	17410	BLOCK:	50-G	SCALE:	1"=20'		
PG.:	132	LOT:	296	REV.:	7-16-19		
			DRAWN BY:	BTM	PROJ. No.:	19-1164	
			CHECKED BY:	SRP	DATE:	5-3-19	
						SHEET No.	1 OF 1

DEVELOPMENT SERVICES/
DUE DILIGENCE/ENGINEERS/
OWNERS/SURVEYORS
RED SWING GROUP
ONE MONROEVILLE CENTER
3824 NORTHERN PIKE, SUITE 800
MONROEVILLE, PA 15146
PHONE: 724.382.1215





LEGEND

	PROPERTY LINE		UTILITY POLE
	ADJACENT PROPERTY		GAS METER
	FENCE		GAS VALVE
	GAS SERVICE LINE		ELECTRIC METER
	WATER SERVICE LINE		GUY WIRE
	OVERHEAD WIRES		MANHOLE
	SANITARY SEWER LINE		UTILITY POLE & STREET LIGHT
	PROPERTY CORNER		UTILITY POLE
	WATER VALVE		GAS METER
	WATER CONTROL BOX		GAS VALVE
	INLET		ELECTRIC METER
	CLEANOUT		GUY WIRE
	UTILITY POLE & STREET LIGHT		MANHOLE

UTILITY INFORMATION

PEOPLES GAS 375 NORTH SHORE DRIVE PITTSBURGH, PA. 15212 CONTACT: MICHAEL DENNY MICHAEL.DENNY@PEOPLES-GAS.COM	VERIZON PENNSYLVANIA LLC 1026 HAY ST PITTSBURGH, PA. 15221 CONTACT: DEBORAH BARUM deborah.d.dellid@verizon.com
THE PITTSBURGH WATER & SEWER AUTHORITY 1200 PENN AVENUE PITTSBURGH, PA. 15222 CONTACT: RICK OBERMEIER robmeier@gh20.com	PITTSBURGH CITY DEPT OF PUBLIC WORKS 611 SECOND AVE PITTSBURGH, PA. 15219 CONTACT: OFFICE PERSONNEL
DUQUESNE LIGHT COMPANY 2645 NEW BEAVER AVE PA-TD PITTSBURGH, PA. 15233 CONTACT: DAVID MORAN dmoran@duqlight.com	COMCAST CABLEVISION 1530 CHARTERS AVE PITTSBURGH, PA. 15204 CONTACT: CHARLES DETWILER charles_detwiler@cable.comcast.com
SHELL APPALACHIA 150 NORTH DAIRY ASHFORD HOUSTON, TX. 77079 CONTACT: REBECCA KOCHBERGER rebecca.hogan@shell.com	

- ### NOTES
1. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS AND UTILITY ENCUMBRANCES THAT ARE IDENTIFIED IN THE CHAIN OF TITLE OR ARE VISIBLE ON THE PREMISES. ANY INFORMATION PROVIDED BY THE CLIENT OR LISTED IN THE DEEDS OF RECORD IS SHOWN ON THIS PLAN.
 2. RED SWING GROUP RESERVES THE RIGHT TO REVISE THIS DRAWING IF ADDITIONAL INFORMATION IS FOUND OR SUPPLIED IN THE FUTURE.

SURVEY OF PROPERTY

MADE FOR
BLOOMFIELD GARFIELD CORPORATION
SITUATE IN
CITY OF PITTSBURGH - 10TH WARD
ALLEGHENY COUNTY - PENNSYLVANIA

D.B.V. 17410 BLOCK: 50-G SCALE: 1"=20'
PG.: 132 LOT: 296 REV.: 7-16-19

DRAWN BY: BTM PROJ. NO.: 19-1164
CHECKED BY: SRP DATE: 5-3-19 SHEET NO. 1 OF 1

DEVELOPMENT SERVICES/
DUE DILIGENCE/ENGINEERS/
OWNERS/SURVEYORS

ONE MONROEVILLE CENTER
3824 NORTHERN PIKE, SUITE 800
MONROEVILLE, PA 15146
PHONE: 724.325.1215

LEGAL DESCRIPTION
PORTION OF ENGLSIDE STREET TO BE VACATED

ALL that certain lot or piece of ground situate in the 10th Ward, City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania, being part of Engleside Street. Said lot or piece of ground being further described as follows to wit:

BEGINNING at a point on the southerly side of Engleside Street, at the dividing line of Lot 1, (also known as Block 50-G, Lot 296) and Lot 2, (also known as Block 50-G, Lot 298) in the Englewood Place Plan of Lots, as recorded in P.B.V. 31 Pg. 2;

Thence from said point of beginning and through the above said Engleside Street the three (3) following courses and distances;

1. N 13°45'00" E, a distance of 17.00 feet to a point;
2. S 49°39'00" E, a distance of 88.50 feet to a point;
3. S 35°57'00" E, a distance of 20.87 feet to a point on the westerly side of N. Atlantic Avenue, (50.05 feet wide);

Thence along the westerly side of the above said N. Atlantic Avenue S 13°45'00 W, a distance of 24.51 feet to the southerly side of the above said Engleside Street;

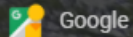
Thence along the dividing line of the southerly side of the above said Engleside Street and the above said Lot 1 the two (2) following courses and distances;

1. By a curve to the left having a radius of 25.00 feet and an arc distance of 35.45 feet to a point;

2. By a curve to the right having a radius of 139.06 feet and an arc distance of 83.39 feet to the POINT OF BEGINNING.

Said lot or piece of ground containing an area of 1,866.9 square feet or 0.043 acre.

701 N Atlantic Ave
Pittsburgh, Pennsylvania



Street View

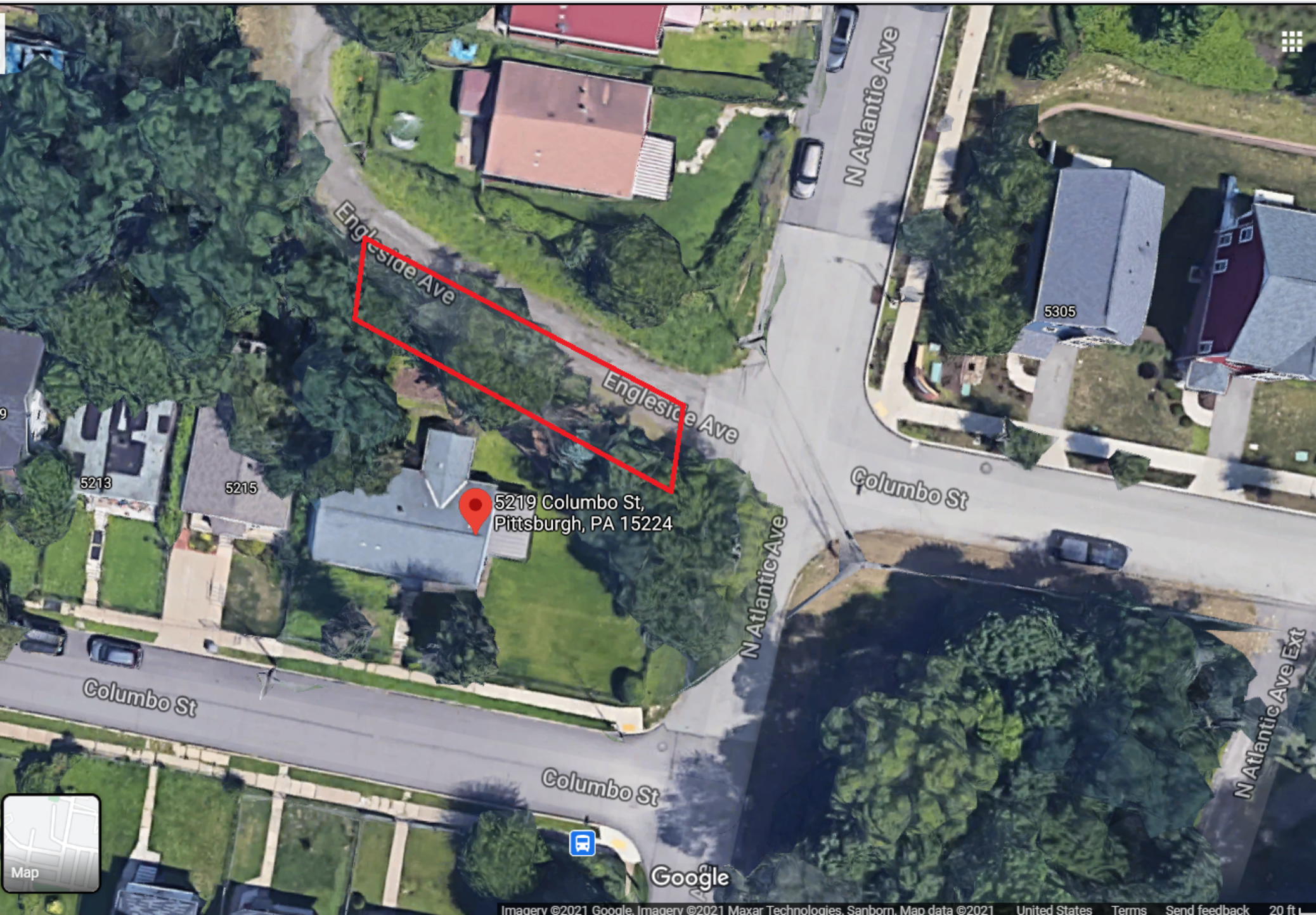


Engleside Ave



Google





Engleside Ave

Engleside Ave

N Atlantic Ave

5305

Columbo St

N Atlantic Ave

N Atlantic Ave Ext

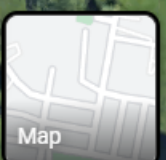
Columbo St

Columbo St

5213

5215

5219 Columbus St,
Pittsburgh, PA 15224



Google

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: William J. Pickering, Chief Executive Director of PWSA
Date: January 11, 2021
Subject: Proposed Vacation of Portions near Columbo Street

The following is in response to the attached 9/29/2020 request regarding the vacation of portions of street near Columbo Street in the 10th Ward of the City of Pittsburgh.

1. The Water Mapping indicates that there are no PWSA waterlines within the proposed street vacation.
2. The Sewer Mapping indicates that there is no PWSA sewerlines within the proposed street vacation.

PWSA has no objection to the vacation of said street.

In order for PWSA to maintain accurate records in our mapping, we respectfully request confirmation of the Council approval or denial of this proposed vacation.
If approved by Council, please include the final resolution complete with assigned resolution number.

Attachment

cc: Nicole Kolesar
Jennifer Massacci, Department of Mobility and Infrastructure
PWSA File



Lesley C. Gannon
Senior Manager, Real Estate and Rights of Way

1800 Seymour Street | Pittsburgh, PA 15233 | MD S-Loft
Tel 412-393-1518 | lgannon@duqlight.com

November 10, 2020

Department of Mobility and Infrastructure
City of Pittsburgh
215 B City-County Building
414 Grant Street
Pittsburgh, PA 15219

Re: Request to Vacate Portion of Engleside Avenue (rear of 5219 Columbo Street, Pittsburgh, PA)

Dear Sir or Madam,

Please be advised that Duquesne Light Company ("DLC") has reviewed your request for a no objection letter to the vacation of the property located on or near 5219 Columbo Street, Pittsburgh, PA. As a condition of this street vacation, DLC is requesting an easement in order to maintain DLC equipment affixed to Verizon-owned poles numbered DLS010561 , DLS010562, and DLS418139. Kindly include this language in the street vacation resolution submitted to City Council for approval.

Provided that the above language is included in the resolution, DLC has no objection to the vacation of the planned property.

Should you require anything further, please call.

Sincerely,

A handwritten signature in blue ink that reads "L.C. Gannon". The signature is written in a cursive, flowing style.

15 Montgomery Pl
Pittsburgh, PA 15212
412-603-0340
William.b.carnahan@verizon.com

William B. Carnahan
Vice President
State Government Affairs
Verizon

November 24, 2020

Department of Mobility and Infrastructure
City of Pittsburgh
215 B City-County Building
414 Grant Street
Pittsburgh, PA 15219

Re: Request to Vacate Portion of Engleside Avenue (rear of 5219 Columbo Street,
Pittsburgh, PA)

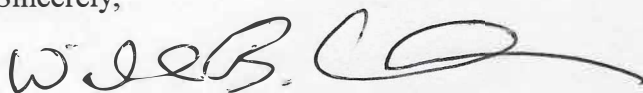
Dear Director Ricks:

Please be advised that Verizon has reviewed your request for a no objection letter to the vacation of the property located on or near 5219 Columbo St, Pittsburgh, PA.

As a condition of this street vacation, Verizon is requesting an easement in order to maintain Verizon equipment affixed to Verizon-owned poles numbered DLS010561, DLS010562 and DLS418139. Kindly include this language in the street vacation resolution submitted to City Council for approval. Please send us a draft of the language you plan to include in the resolution to enable Verizon to verify its interests are properly covered.

Provided that the language mentioned above is reasonably acceptable to Verizon and is included in the resolution adopted by City Council and Verizon is provided a recorded easement prior to such vacation occurring, Verizon has no objection to the vacation of the planned property. Should you require anything further, please call.

Sincerely,



William B. Carnahan

verizon^v

15 Montgomery Pl
Pittsburgh, PA 15212
412-603-0340
William.b.carnahan@verizon.com

William B. Carnahan
Vice President
State Government Affairs
Verizon

July 7th, 2021

Department of Mobility and Infrastructure
City of Pittsburgh
215 B City-County Building
414 Grant Street
Pittsburgh, PA 15219

Re: Request to Vacate Portion of Engleside Avenue (rear of 5219 Columbo Street, Pittsburgh, PA)

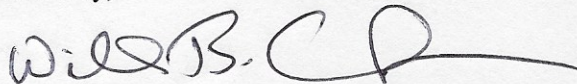
Dear Director Ricks:

Please be advised that Verizon has reviewed your request for a no objection letter to the vacation of the property located on or near 5219 Columbo St, Pittsburgh, PA.

Please send us final language of the legislation passed by city council for our records and to ensure we are properly covered.

Verizon has no objection to the vacation of the planned property. Should you require anything further, please call.

Sincerely,



William B. Carnahan

verizon^v

BLOOMFIELD-GARFIELD CORPORATION

412-441-6950
5149 PENN AVENUE
PITTSBURGH, PA 15224

2516



Date August 6, 2019 69-3/434

Pay to the order of TREASURER CITY OF PITTSBURGH \$ 150.00

Dollars Details on back.

WESBANCO
WWW.WESBANCO.COM

For FOR VENTURE APPLICATION -

Stacy
Janet Schmitt

MP

5219 NAUMTO SE