



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 January 28, 2020

Applicant Name Robert Pfaffmann, Vivian Walker

Property Owner's Name (if different from Applicant) Daisy Wilson Artist Community

Address 1621 Bedford Avenue

Phone Number: 412.471.2470 Alternate Phone Number: 412.512.4457

Location of Proposed Encroachment: 1727 Bedford Avenue, Pittsburgh PA 15219

Ward: 3 Council District: 6 Lot and Block 9-s-37

What is the properties zoning district code? RM-M (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): 11'-5 1/2" (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): N/A (Before encroachment)

Width of Proposed Encroachment: 3'-6 1/2"

Length of Proposed Encroachment: 6'-8"

Reason for application: The August Wilson House project encroachment portion consists of adding a new set of stairs/stoop to the front of the building. In a previous phase of this project, an exterior ramp was demolished. In this phase of work the new set of concrete stairs will be constructed in roughly the same location. The stairs/stoop will be constructed to match the other existing set of stairs to the left of the property.

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



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APPLICANT CHECKLIST

- Letter to the Director
- Property Owners' Certificate of Insurance – listing the City of Pittsburgh as an additional insured
- Profile picture or drawing with dimensions of the proposed structure to be placed on the site of the encroached property (No Larger than 8" X 11")
- Copy of the specifications (No Larger than 8" X 11")
- Copy of a survey or plot plan of the property
- Documentation from utility companies stating approval/easement/agreement
- Application Fee \$150 made payable to Treasurer City of Pittsburgh

REMEMBER TO ATTACH ALL REQUIRED INFORMATION. (*Letter to the Director, Property Owner Insurance forms-listing the City of Pittsburgh as an additional insured, maps, specs, drawings, utility documentation, a check for \$150.00*)

For Office Use:

Check for \$150.00 Check # 13283 Received Plot Plan or Survey _____

Received Required Insurance _____ Received detailed map of proposed encroachment _____

Received Utility Letters _____

Received drawing or picture of completed project _____

Received picture of proposed encroached property _____

All tax information in compliance _____ delinquent _____

Architecture
Workplace Design
Urban Design
Preservation

Suite 800
Benedum Trees Building
223 Fourth Avenue
Pittsburgh, PA 15222

Voice: 412.471.2470
Fax: 412.471.2472
Website: www.pfaffmann.com

PF AFFMANN + ASSOCIATES PC

Robert S. Pfaffmann, AIA
Principal

January 30, 2020

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

We are requesting an encroachment for the August Wilson House located at 1727 Bedford Avenue. The encroachment will consist of a new cast-in-place concrete set of stairs/stoop measuring with a width of 6'-8" and a length of 3'-6 1/2". This stair/stoop will match the existing exterior concrete stairs already located on the property.

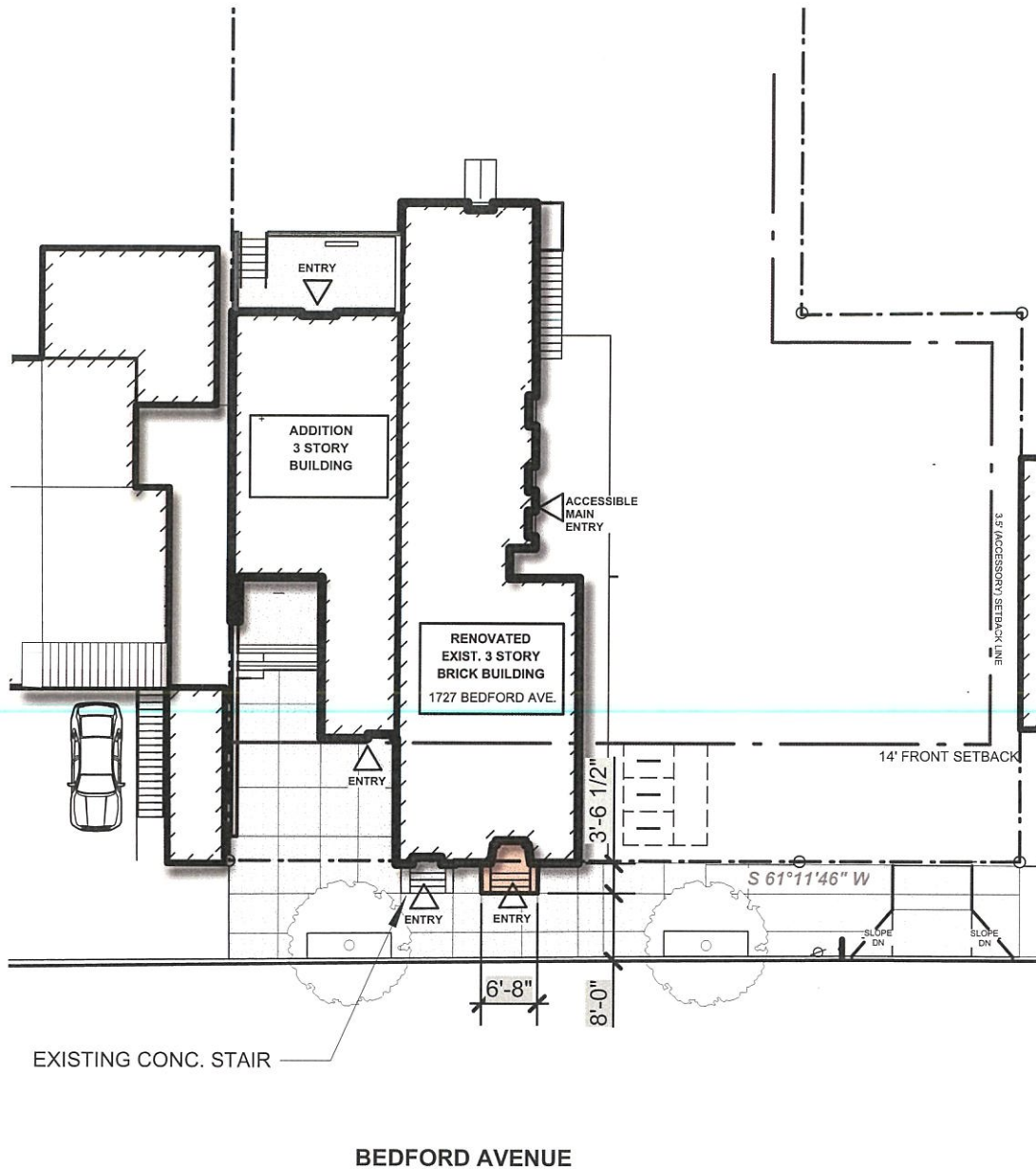
Sincerely,



Robert S. Pfaffmann, FAIA
Pfaffmann + Associates

Encl:

- Encroachment Application Packet
- Architectural and Structural Stair Details
- Cast-in-place Concrete Specification
- Site Survey
- Stair Profile pictures of existing conditions
- Utility Approval Letter
- Site plan with dimensions



EXISTING CONC. STAIR


BEDFORD AVENUE

LEGEND

 New Concrete Stair (replacing existing ramp)

1 SITE PLAN
1" = 20'-0"



Scale:	Sheet No:	Zoning SP -2	Date Issued:	28 JAN 2020
SUPPLEMENTAL/ REVISED DRAWING				
TITLE: DOMI: Encroachment Permit Site Plan				
PROJECT: August Wilson House Project				
				
PFAFFMANN + ASSOCIATES Suite 800 223 Fourth Ave. Pittsburgh, PA 15222 Contact: Drawn By Voice: 412.471.2470 Fax: 412.471.2472 Email: Email				

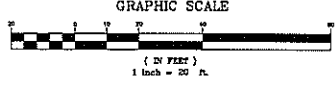
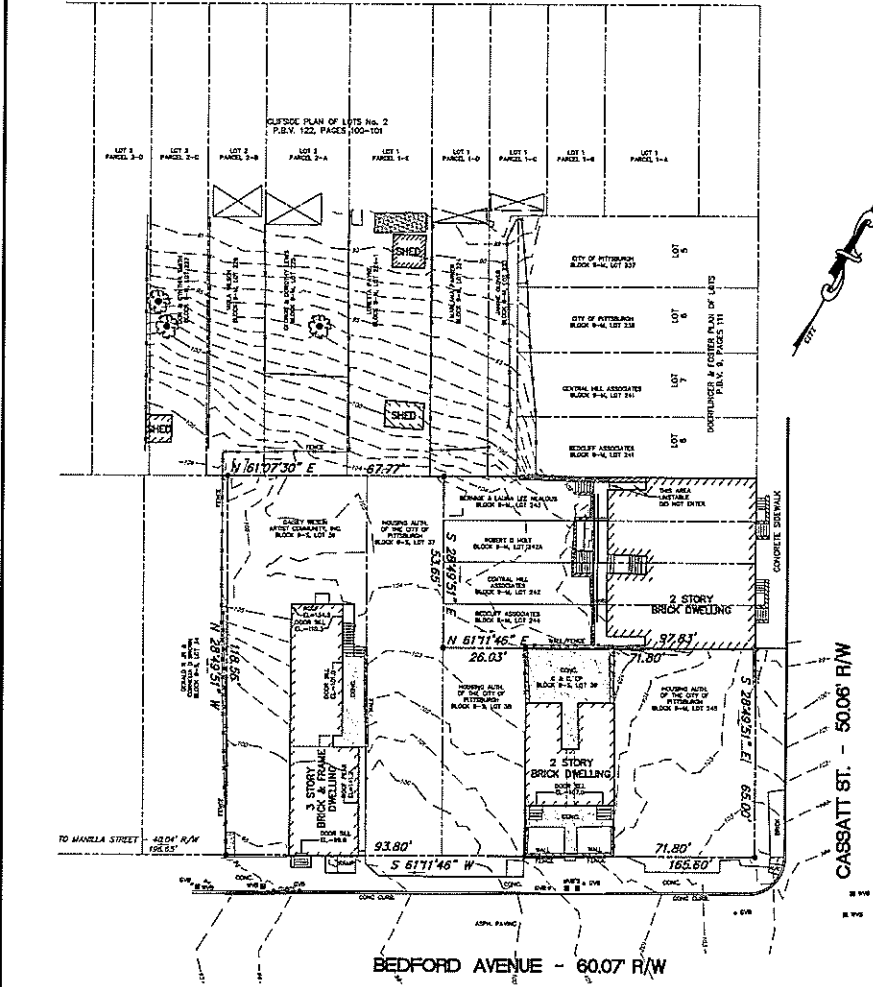


Exterior Photo 1: 1727 Bedford avenue



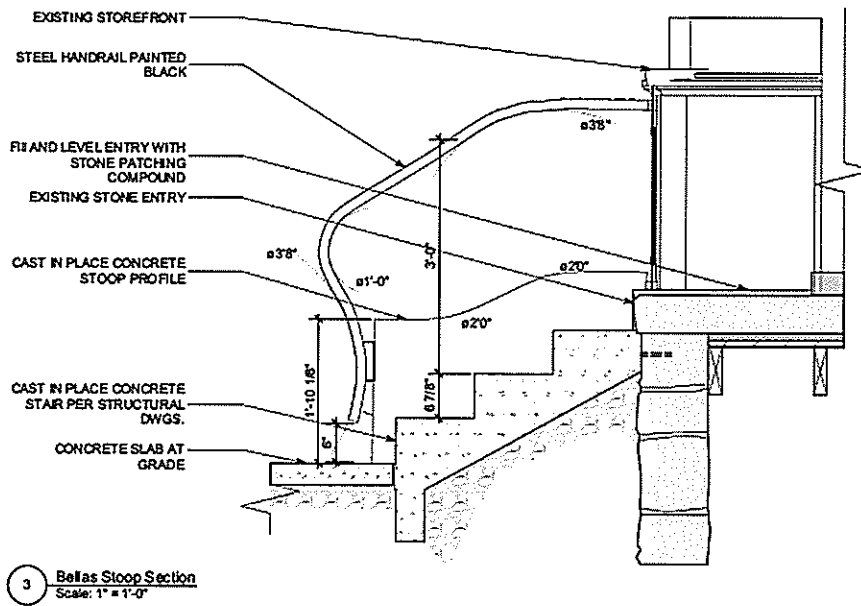
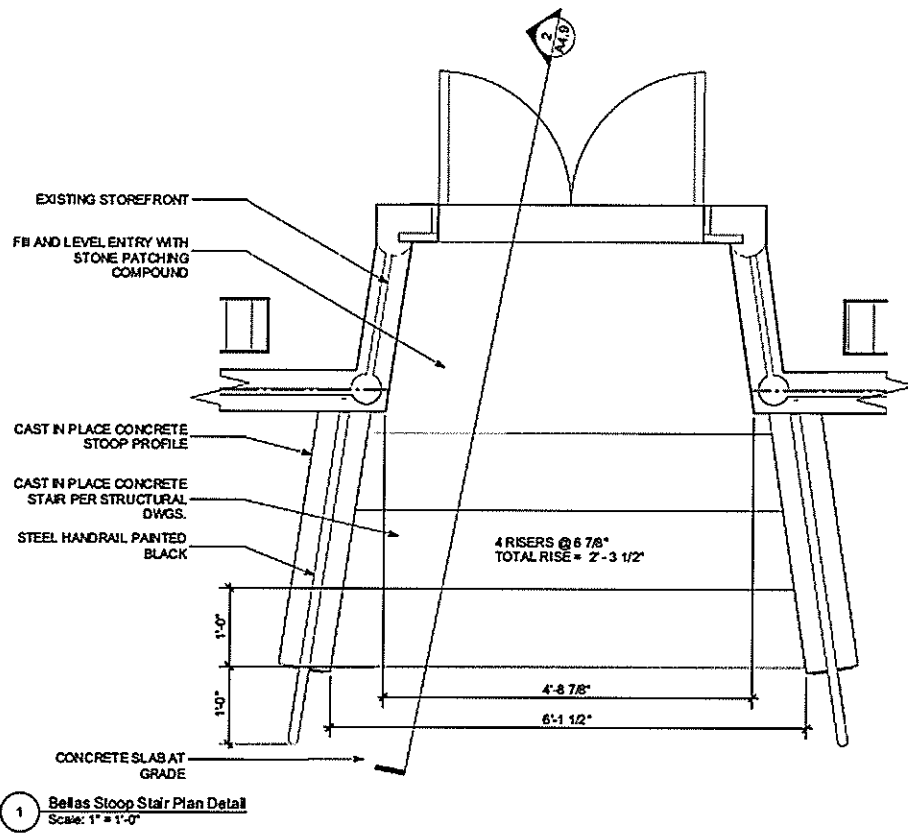
Exterior Photo 2: 1727 Bedford avenue

CLIFF STREET - 50' R/W

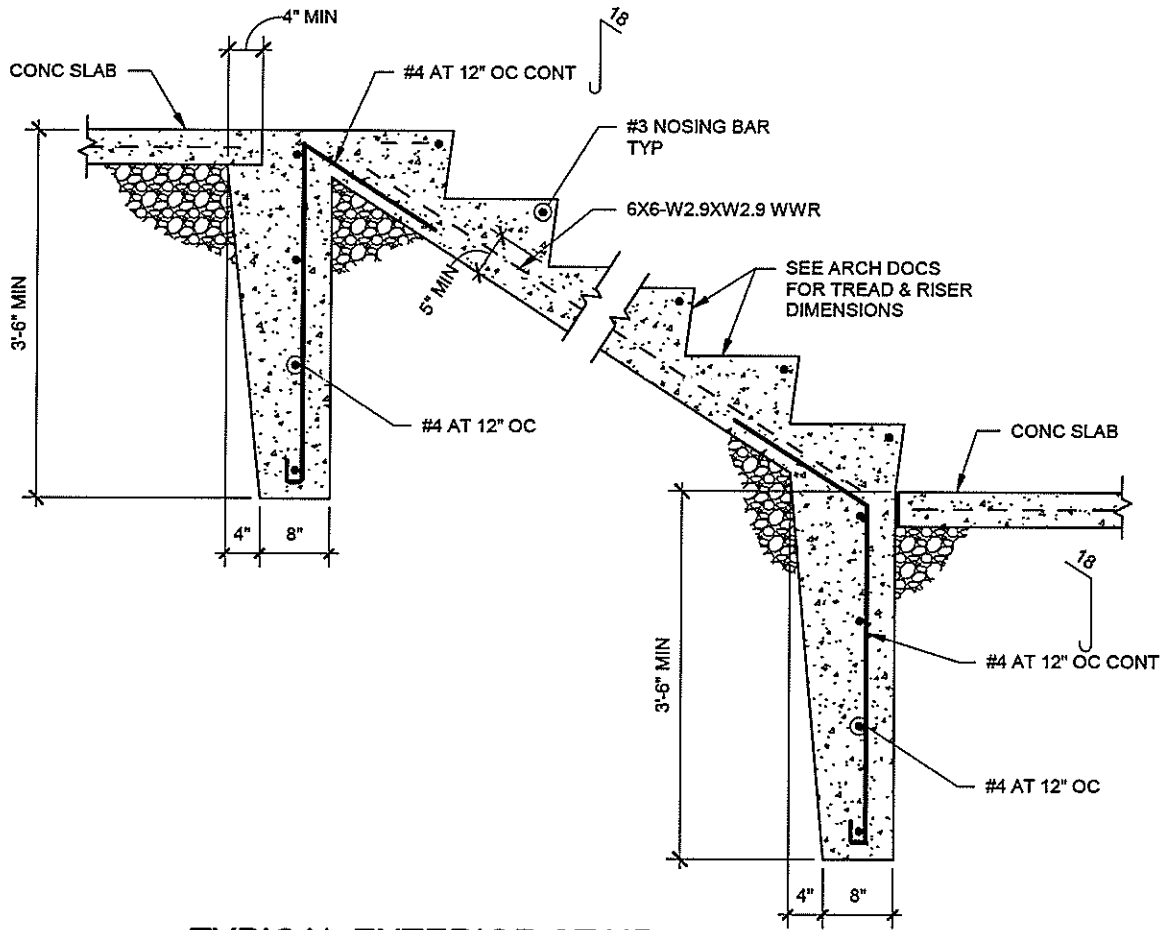


TOPOGRAPHIC PLAN OF PROPERTIES

PLAN MADE FOR	DAISEY WILSON ARTIST COMMUNITY, INC.	
SITUATE IN	3rd WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PA	
LIADIS ENGINEERING & SURVEYING, INC. 3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216		
SCALE: 1" = 20'	DECEMBER 23, 2019	DRAWING No. 25897-C-1P



August Wilson House Exterior Stair Details: Architectural Details



**TYPICAL EXTERIOR STAIR
SLAB ON GRADE DETAIL**

To: Karina Ricks, Director of the Department of Mobility and Infrastructure
From: Robert Weimer, PWSA Executive Director
Date: January 29, 2020
Subject: Proposed Encroachment for 1727 Bedford Avenue

The following is in response to the attached 1/28/2020 request regarding the encroachment of stairs into the public ROW in front of 1727 Bedford Avenue.

1. The Water Mapping indicates that there are no known PWSA waterlines within the area of the proposed encroachment.
2. The Sewer Mapping indicates that there are no known PWSA sewer lines within the area of the proposed encroachment.

PWSA has no objection to the encroachment.

Please be advised that water service lines and sewer laterals are considered private. Records of the locations of private lines are not maintained by PWSA. It is the responsibility of the property owner to determine if any private lines are affected by the encroachment.

JMA

Attachment

cc: PWSA file
Vivian Walker, PFAFFMANN + ASSOCIATES