

February 17,2020

Karina Ricks, Director
Department of Mobility & Infrastructure
611 Second Ave
Pittsburgh, PA 15219

Re: Application for Sign on Existing Encroachment for 2402 Smallman Street

Dear Ms. Ricks:

MMEJM Properties, LLC is proposing to install a round 50 square foot Wigle branded sign on the east and west sides of an existing elevator shaft at 2401 Smallman Street, Pittsburgh, PA 15222.

MMEJM Properties LLC purchased 2401 Smallman from Fort Couch LP in January 2019. Geoffrey Kumer, the principal of Fort Couch, currently rents space at 2401 Smallman. He reports that the existing elevator shaft was built approximately twenty years ago to meet ADA requirements. Since the elevator shaft needed to be built on a portion of the sidewalk, Mr. Kumer obtained a City Council Resolution allowing the elevator shaft encroachment. The City Council resolution was sponsored by former Mayor Bob O'Connor (then a City Councilman). As indicated, the elevator shaft and permitted encroachment have existed for approximately twenty years.

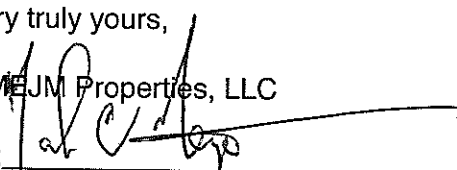
MMEJM Properties has a long term lease with Wigle Whiskey which is completing renovation of first floor to expand its Tasting Room and install a restaurant. The renovation is being funded in part through a RACP grant through the State of Pennsylvania with the URA as the grantee. As part of the renovation, Wigle proposes to place a rounded Wigle branded sign on the east and west sides of the elevator shaft to identify its place of business. The signs will be approximately 42' high on the elevator sides.

The signs, of course, will not impede pedestrian traffic on the sidewalk, and will protrude only slightly from the building. The signs will not impact any electric wires and will be installed by Tri-State Reprographics, Inc pursuant to a City of Pittsburgh Sign Permit.

As owner of 2401 Smallman, MMEJM Properties requests that the Encroachment be enlarged to permit placement of the signs as indicated in the drawings and renderings.

Very truly yours,

MMEJM Properties, LLC

By: 
Mark C. Meyer, Manager Member



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

Date 02/18/2020

Applicant Name MMEJM Properties LLC

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

Address 2401 Smallman St.

Phone Number: 412-721-1104 Alternate Phone Number: _____

Location of Proposed Encroachment: 2401 Smallman St.

Ward: 2ND Council District: 7 Lot and Block 40 – 25-N

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

Is the existing right-of-way, a street or a sidewalk? Sign on existing Permitted Encroachment on Sidewalk

Width of Existing Right-of-Way (sidewalk or street); Sign on existing Permitted Encroachment on Sidewalk(Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): Sign on Existing Permitted Encroachment on Sidewalk (Before encroachment)

Width of Proposed Encroachment: Existing Permitted Encroachment. Only addition are 2 x50 square foot signs _____

Length of Proposed Encroachment: Existing Permitted Encroachment. Only addition are 2x50 square foot signs _____

Reason for application: Owner is installing a Wgle Whiskey sign on an elevator shaft at 2401 Smallman Street that is a pre-existing encroachment permitted by a City Council Resolution passed approximately twenty years ago. Geoffrey Kumer, principal of Pittsburgh Wool, installed the existing elevator shaft approximately twenty years ago after City Council passed a Resolution sponsored by former Mayor Bob O'Connor allowing encroachment upon a portion of the sidewalk. Geoffrey Kumer currently rents space



at 2401 Smallman Street after selling the building in Jan 2019 to MMEJM Properties LLC. MMEJM is leasing the first floor to Wigle Whiskey under a long term lease . Wigle desires to install a 50 square foot round Wigle sign on the east and west sides of the elevator shaft approximately 42' above the ground to identify the Wigle space to cars traveling on Smallman Street. As indicated, the elevator shaft and permitted encroachment has existed since Geoffrey Kumer renovated the building approximately twenty years ago. The sign will not increase the encroachment nor impede in any way pedestrian traffic on the existing Smallman sidewalk. The sign will not affect in any way the electric wires along Smallman. The signs will be installed by Tri-State Reprographics, Inc., a licensed sign company, pursuant to a City of Pittsburgh Sign Permit and per stamped, engineered drawings.

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

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 # _____ 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 _____

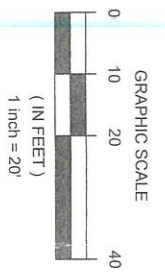
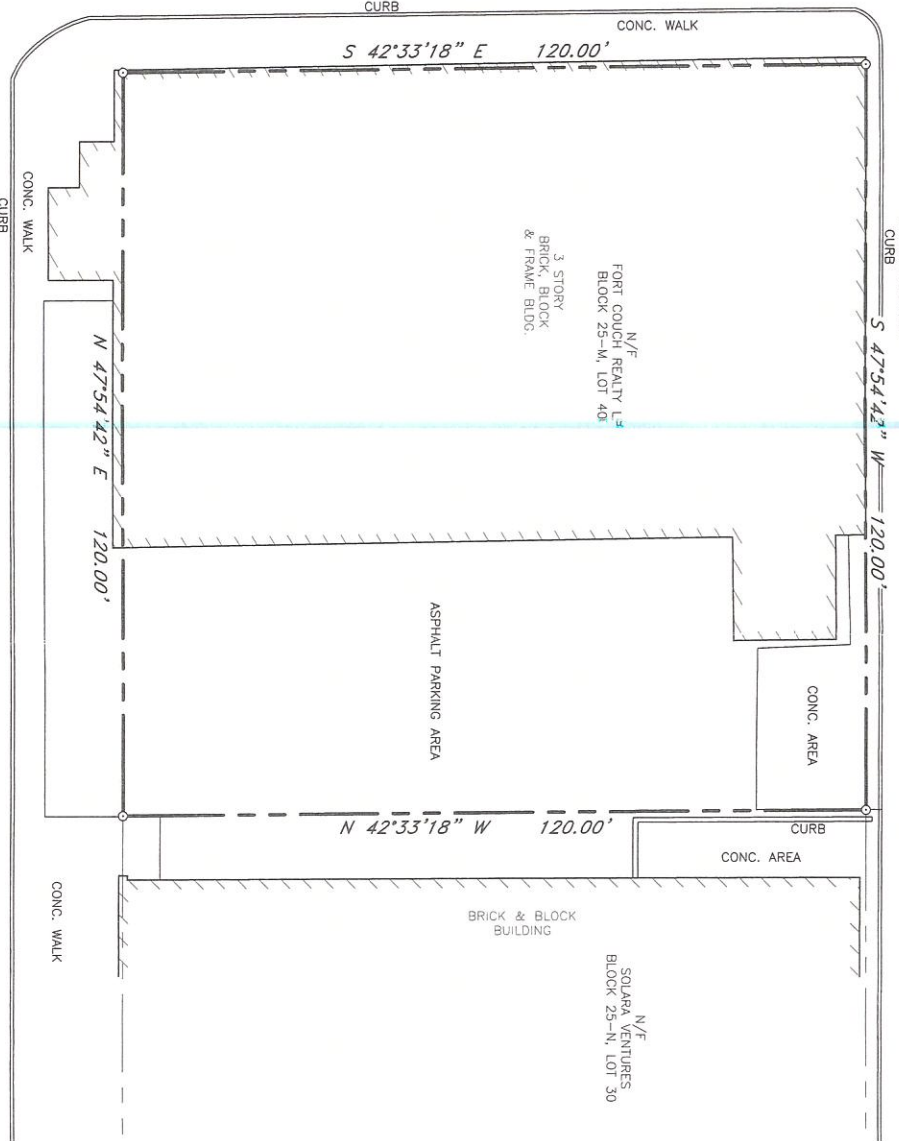
All tax information in compliance _____ delinquent _____



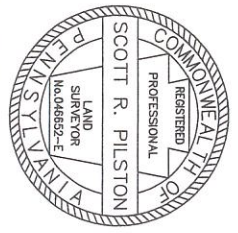
24TH STREET - 40'
ASPHALT SURFACE

SPRUCE WAY - 24'
ASPHALT SURFACE

SMALLMAN STREET - 60'
ASPHALT SURFACE



SURVEY OF PROPERTY			
MADE FOR			
MMEJM PROPERTIES			
SITUATED IN			
CITY OF PITTSBURGH - 2ND WARD			
ALLEGHENY COUNTY, PA			
D.B.V.:	14996	BLOCK:	25-N
PG.:	270	LOT:	40
SCALE:	1"=20'	REV.:	XXX
DRAWN BY:	SPP	PROJ. NO.:	21401
CHECKED BY:	SRP	DATE:	11-21-18
			SHEET NO
			1 OF 1



NOTE:
BEARINGS SHOWN ARE BASED ON THE
EXISTING CURB LINES ALONG
SMALLMAN ST. & 24TH ST.



PITTDIS-01

DKALE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/18/2020

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.

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).

PRODUCER: HHM Insurors, 500 Commerce Drive, Moon Township, PA 15108-6138
CONTACT NAME:
PHONE (A/C, No, Ext): (412) 893-2500
FAX (A/C, No): (412) 893-2525
E-MAIL ADDRESS:
INSURER(S) AFFORDING COVERAGE NAIC #
INSURER A : CINCINNATI INSURANCE COMPANY 10677
INSURER B : Cincinnati Indemnity Company 23280
INSURER C :
INSURER D :
INSURER E :
INSURER F :

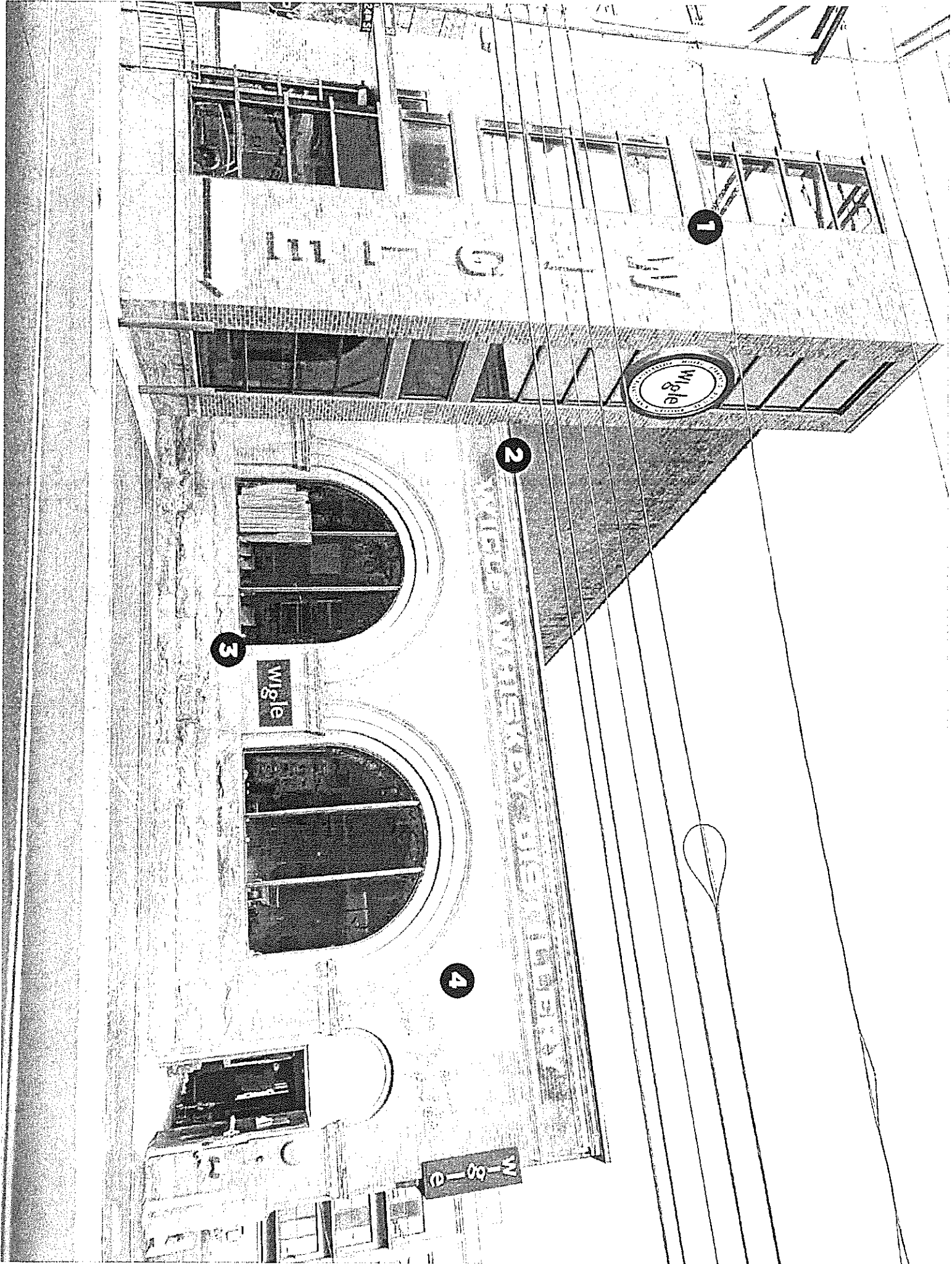
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR INSD, WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liab, Workers Compensation and Employers' Liability, and Liquor Legal Liab.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate holder is listed as an additional insured as required by written contract. 2401 Smallman St, Pittsburgh PA 15222; sign for elevator shaft

CERTIFICATE HOLDER: City of Pittsburgh, Department of Mobility & Infrastructure, 611 Second Avenue, Pittsburgh, PA 15216
CANCELLATION: 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: Debra S. [Signature]



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2

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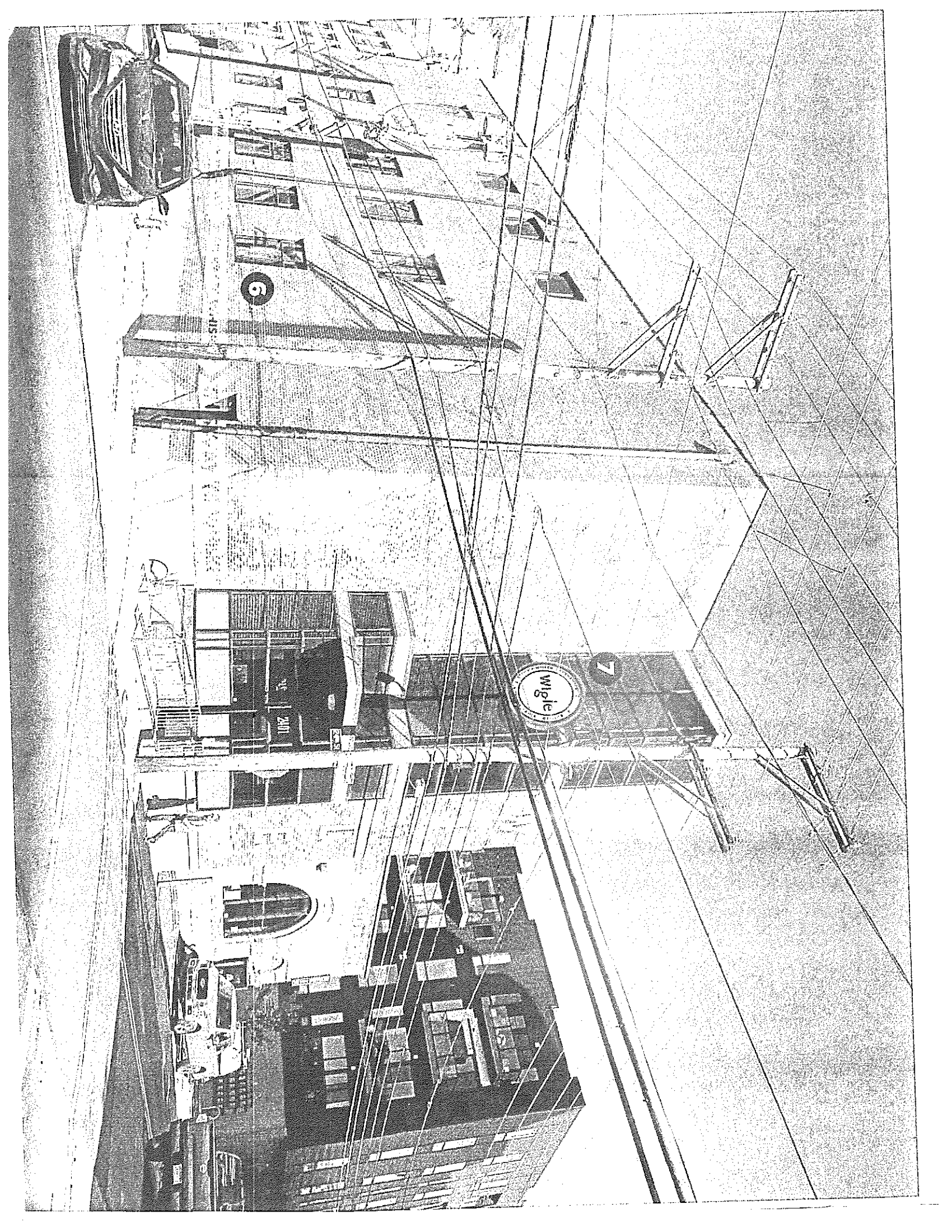


Wigle

Wigle

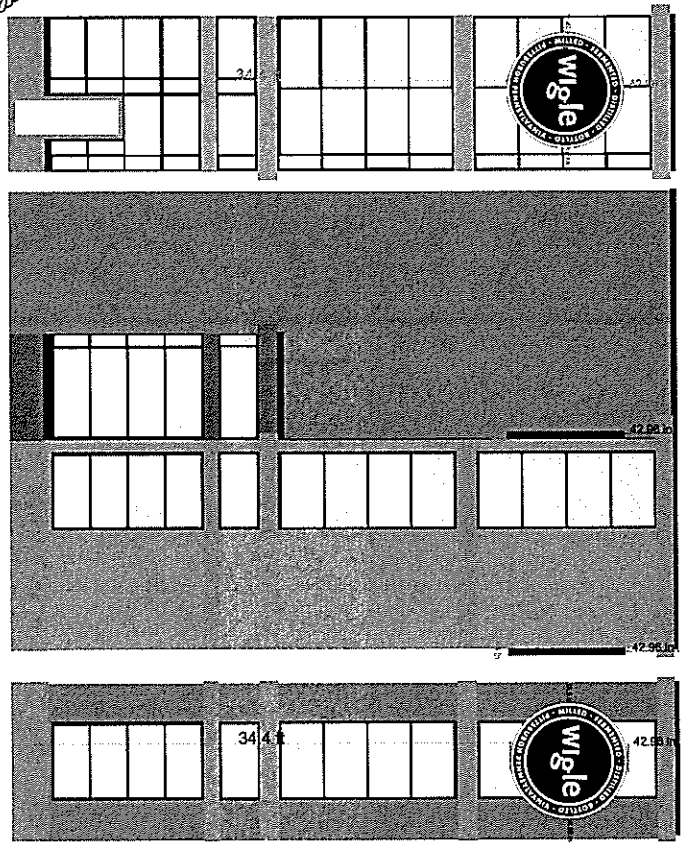
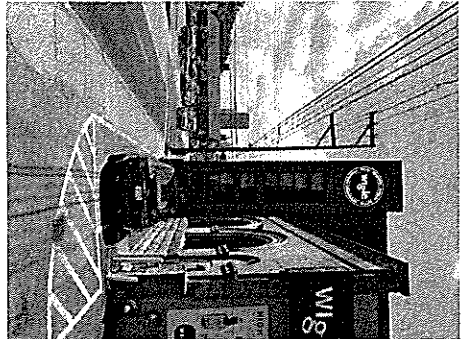
WIGLE

WIGLE



2401 SMALLMAN ST.
PITTSBURGH, PA 15222

DESIGN SPECIFICATIONS	
IBC 2015	with PA amendments
ASCE 7-10	with the following amendments:
ACI 318-14	with the following amendments:
ANSI/ASCE 360-10	with the following amendments:
DESIGN LOADS	
Wind	Valt = 115 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Ps = 30 psf



RAISED AREAS, ILLUMINATED
OUTER RINGS/ARCS, NOT RAISED ILLUMINATED

Valt - Horizontal LED Light Cabinet Round/Circular: 95.5" x 95.5"
All Window Lettering/Sign: Embossed/raised: Opaque Black
Black areas: Flat, non-illuminated
Outer White Rings: Not embossed/raised, incorporates spiro & rubber
Retainer + Retainers: Painted White

MURDOCH ENGINEERING
2400 KENNEDY BLVD
HAYES, NJ 07731
(973) 732-5151
Jere Murdoch
Jere Murdoch, PE
Professional Engineer
PA Reg. Lic. #PE38200
EA #3202021

REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA
JERE MURDOCH
PE082000

Estimate: # _____ Project: **WIGLE DISTILLERY** Contact: **KATE MARSHALL**

Tri-State Signs & Reprographics 2934 Smallman St. Pittsburgh, PA 15201 412.281.3538 tsrepro.com

TRI-STATE
SIGNS & REPROGRAPHICS, INC.



February 25, 2020

Mark C. Meyer
Co-owner and Manager Member
Wigle Whiskey & Threadbare Cider & Mead
P.O. Box 1317
Pittsburgh, PA 15230-1317

Re: Wigle Whiskey Sign Installation at 2401 Smallman St., Pittsburgh, PA
15222

Mr. Meyer:

Duquesne Light Company does not object to the installation of the two
lighted signs on the Smallman St side of the building at 2401 Smallman
Street.

The installing contractor must maintain 10 foot safe working clearance to
the closest overhead electrical conductor during installation and future
maintenance. Contact Duquesne Light if the minimum clearance cannot be
achieved.

Respectfully,

Greg Alan

Greg Alan
Major Account Manager



Legislation Details (With Text)

File #: 2001-1835 **Version:** 1

Type: Resolution **Status:** Passed Finally

File created: 6/5/2001 **In control:** Committee on Public Works & Environmental Services

On agenda: **Final action:** 6/28/2001

Enactment date: 6/19/2001 **Enactment #:** 457

Effective date: 6/28/2001

Title: Resolution granting unto Roy Kumer, Pittsburgh Wool Co., 2401 Smallman Street, Pittsburgh, Pennsylvania 15222, his successors and assigns, an encroachment to construct, maintain and use at his own cost and expense, a handicap elevator, on a portion of the sidewalk area of Smallman Street, in the 2nd Ward, 6th Council District of the City of Pittsburgh.

Sponsors:

Indexes: ENCROACHMENTS & EASEMENTS

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/13/2014	1	Post Agenda	Signed by the Mayor	
11/13/2014	1	Post Agenda	Read and referred	
6/19/2001	1	City Council	Passed Finally	Pass
6/13/2001	1	Committee on Public Works & Environmental Services	AFFIRMATIVELY RECOMMENDED	Pass

Presented by Mr. Hertzberg

Resolution granting unto Roy Kumer, Pittsburgh Wool Co., 2401 Smallman Street, Pittsburgh, Pennsylvania 15222, his successors and assigns, an encroachment to construct, maintain and use at his own cost and expense, a handicap elevator, on a portion of the sidewalk area of Smallman Street, in the 2nd Ward, 6th Council District of the City of Pittsburgh.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. That Roy Kumer, Pittsburgh Wool Co., 2401 Smallman Street, Pittsburgh, Pennsylvania 15222, his successors and assigns, is hereby granted the privilege to construct, maintain and use at his own cost and expense, a handicap elevator that will extend 11'6" beyond the property line in width, 24' in length, not to exceed 46± above the sidewalk leaving 10' of sidewalk for a pedestrian walkway, in the 2nd Ward, 6th Council District of the City of Pittsburgh.

The said encroachment shall conform to the provisions of their resolution and in accordance with the Plan identified as Accession D-429 on file in the Division of Surveys, Department of Public Works.

Section 2. The said Grantee prior to the beginning of the construction of said encroachment shall submit to the Director of the Department of Public Works of the City of Pittsburgh a complete set of

plans, in triplicate, showing the location and all details of said construction. Said plans and said construction shall be subject to the approval and supervision of the Director of the Department of Public Works.

Section 3. The encroachment herein granted shall be subject and subordinate to the rights of the City of Pittsburgh and its powers and supervision over City streets, and also to Resolutions of the City of Pittsburgh relating thereto, and to the provisions of any general Resolutions which have been or may be hereafter passed relating to said construction, maintenance and its use on City streets and compensation for same.

Section 4. The said Grantee shall bear the full cost and expense of the repair of any street pavement damaged, repair of sewer, water lines and other surface and sub-surface structures which may be in any way damaged or disturbed by reason of the construction, maintenance, use and operation of said construction. All work, including the repaving and repairing of any portion of the street damaged, shall be done in the manner and at such times as the Director of the Department of Public Works may order and shall be subject to their approval and supervision.

Section 5. The rights and privileges granted by their Resolution are granted upon the express condition that the City of Pittsburgh, without liability, reserves the right to cause the removal of said construction upon giving to the said Grantee at least three (3) months written notice through the proper officers, pursuant to a resolution of Council, to the said Roy Kumer, his successors and assigns, to that effect and that the said Grantee shall when so notified at the expiration of the said three (3) months forthwith remove said construction and replace street to its original condition at his own cost and expense.

Section 6. That Roy Kumer shall be responsible for and shall assume all liability, either of said Roy Kumer or of the City of Pittsburgh, for damages to persons or property by reason of the construction, maintenance and use of said encroachment and it is a condition of his grant that the City of Pittsburgh assumes no liability for damage to either persons, or property on account of his grant, and that Roy Kumer, for himself, his successors and assigns, shall, by accepting the terms of their Resolution, hereby indemnify, save harmless and defend the City of Pittsburgh from any and all damages and claims for damages arising by reason of said construction, maintenance and use.

That Roy Kumer shall maintain in effect during the entire period of his license the following insurance for the protection of the City of Pittsburgh, all premiums being at the expense of the licensee, which insurance shall be non-cancelable except upon thirty (30) days written notice to said City and which insurance shall cover and name said City as an additional insured:

Public Liability	\$ 100,000.00 - \$ 300,000.00
Property Damage	\$ 50,000.00

Prior to commencement of their license and as required by said City, from time to time licensee shall submit proof of the above insurance in the form of a certificate, duly attested by the proper officers or authorized representatives of a responsible insurance company.

Section 7. The foregoing rights and privileges are granted subject to the following conditions, to

wit: His Resolution shall become null and void unless within 120 days after its approval the said Roy Kumer, his successors and assigns, shall file with the Department of Public Works his certificate of acceptance of the provisions thereof, said certificate to be executed by Roy Kumer.