

WILLIAM
PEDUTO



KARINA RICKS
DIRECTOR

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

January 10, 2021

President and Members
City Council
City of Pittsburgh

**RE: 2025 E. CARSON STREET
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 2025 E. Carson Street, in the 17th Ward, 3rd Council District, as shown on the attached plan. The zoning in this area is LNC. A copy of the request is also attached.

STEPHENS RICHARD JR, is proposing improvements to install a new projecting sign for S&S Candy and Cigar.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Karina Ricks
Director

KR:JM
Attachments



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 8/10/20

Applicant Name KEVIN OPENDI, MARGITTAI ARCHITECTS

Property Owner's Name (if different from Applicant) RICHARD STEPHENS JR.

Address 2025 E CARSON ST. PITTSBURGH, PA 15203

Phone Number: 412-481-6577 Alternate Phone Number: _____

Location of Proposed Encroachment: BUILDING FRONT / E CARSON ST.

Ward: 17 Council District: #3 Lot and Block 12-F-143

What is the properties zoning district code? LNC (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): 15'-3" (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 60 FT. (Before encroachment) BLDG. FRONT

Width of Proposed Encroachment: 8'-0" (PROJECTION FROM FACE OF BLDG)

Length of Proposed Encroachment: 8" (DEPTH OF SIGN)

Number of feet the proposed object will encroach into the ROW: 8'-0"

Reason for application: EXISTING G&S CANDY & CIGAR SIGN TO BE
REPLACED IN-KIND WITH NEON LETTERING. EXISTING
SUPPORT TO REMAIN.

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



MARGITTAI
ARCHITECTS

DOMI – LETTER TO THE DIRECTOR

07 August 2020

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

Re: S & S Candy & Cigar, 2025 E Carson Street
12-F-143

Dear Ms. Ricks:

We are requesting approval from the Department of Mobility and Infrastructure for the installation of a new overhead projecting business ID sign for S & S Candy and Cigar. The sign will replace an existing sign. We have received a zoning variance which has been uploaded with this application.

The signage materials:

- Mounting: Steel pipe, steel brackets, steel knee brace and chain
- Sign: Double-sided Neon Blade Sign Cabinet with vinyl graphics, aluminum sheet construction

Type of Sign	Projecting
Type of Electrical Work	Neon
Length of Building Front	68'-0"

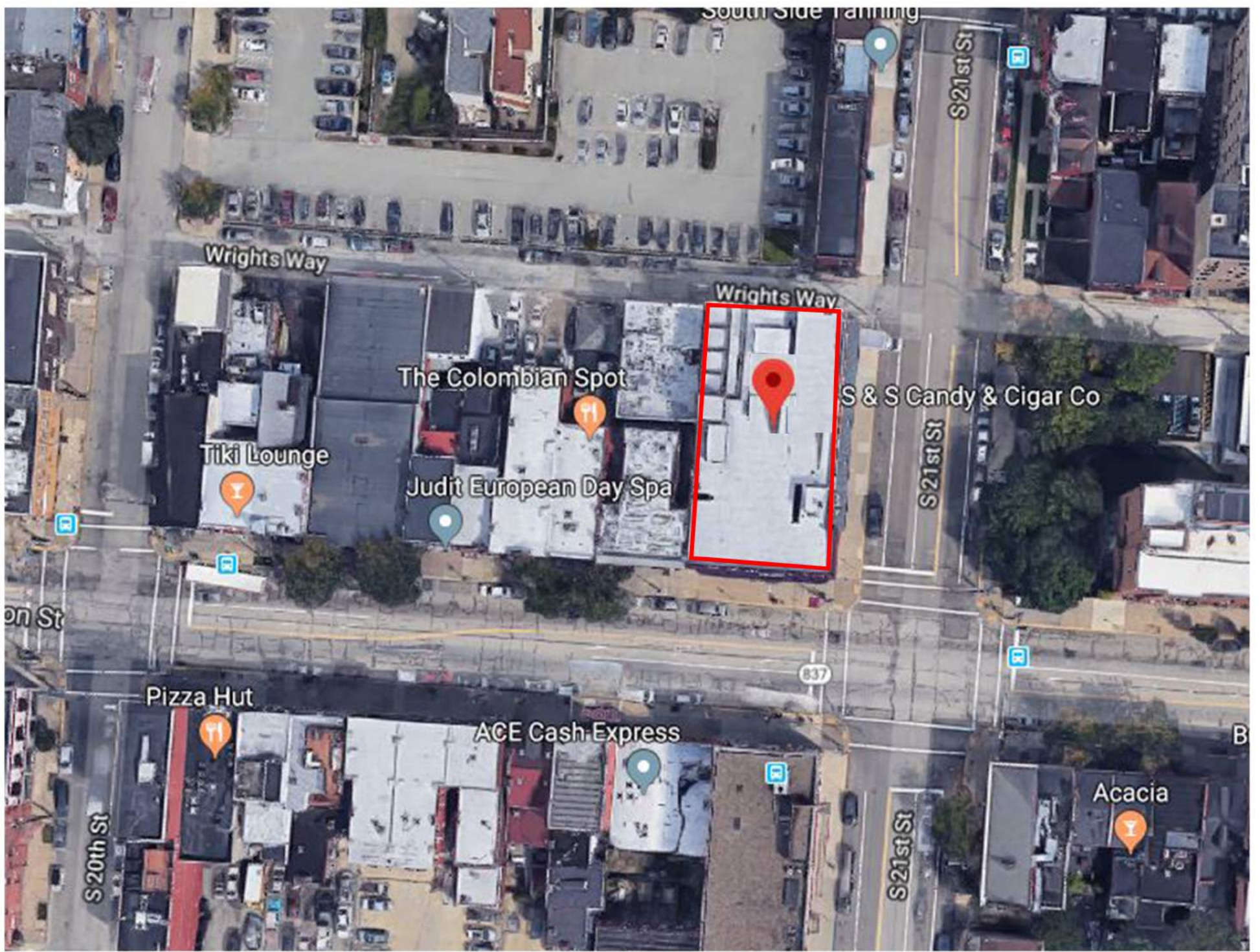


Height of Sign	4'-4"
Width of Sign	4'-4"
Total Size of Sign	14.75'
Width of Sign	8"
Grade to Bottom of Sign	11'-0"
Projection from Wall	8'-0"
Projection into Right-of-Way (sidewalk)	8'-0"

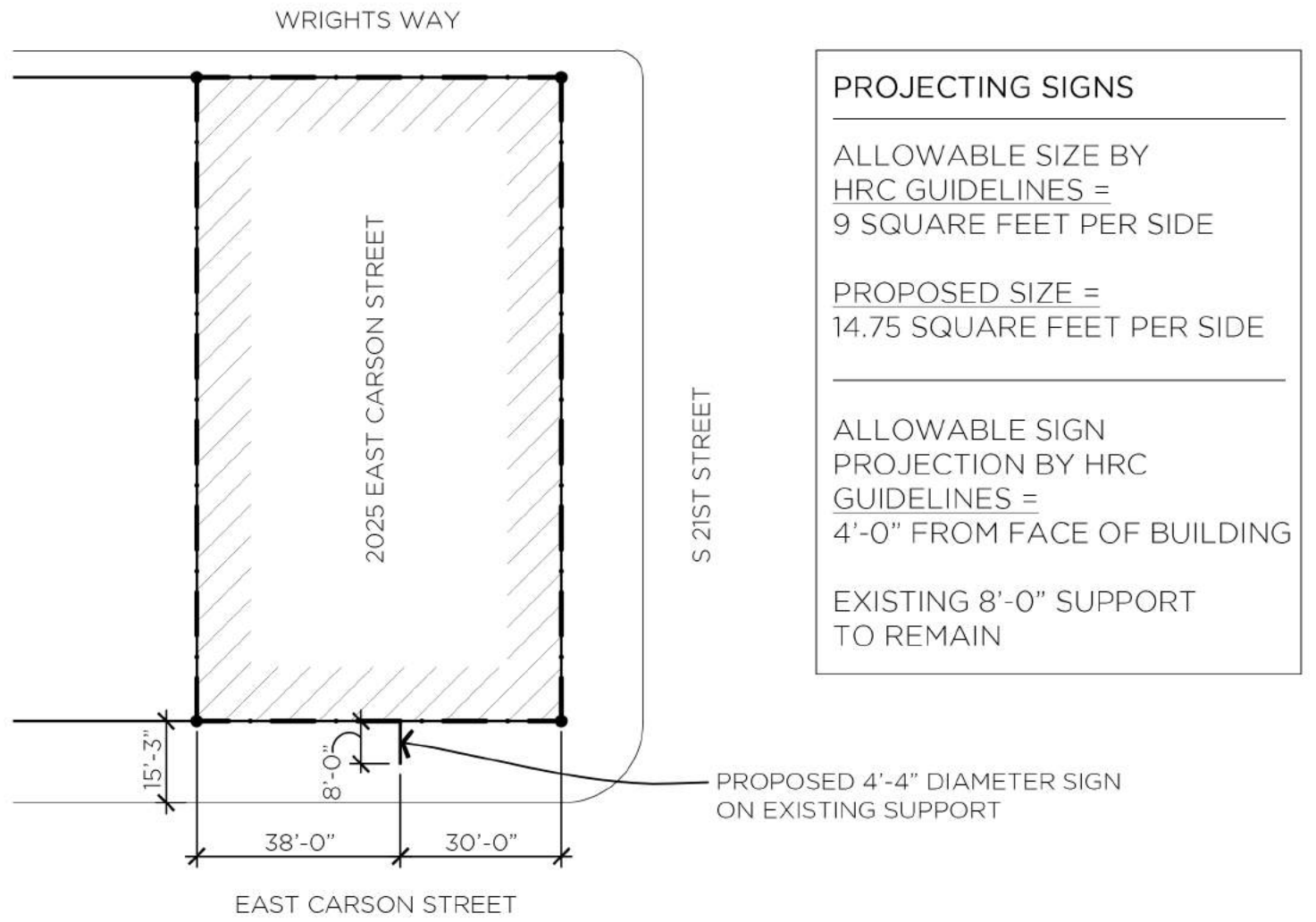
Respectfully submitted,

Kelli Orendi, RA

Margittai Architects



LOCATION MAP
NOT TO SCALE



SITE PLAN
SCALE: 1/32" = 1'-0"





September 21, 2018

187 of 2018

Peter Margittai
2110 Sarah St
Pittsburgh, PA 15203

Dear Appellant and/or Hearing Participant:

Enclosed is your copy of the decision by the Zoning Board of Adjustment. **Note: This decision is not a zoning voucher or a permit.** Both a zoning voucher and a permit from the Department of Permits, Licenses and Inspections must be obtained prior to the start of work or occupancy.

If the decision has been approved, the applicant must complete the following steps before a zoning voucher can be issued:

1. If the decision has been **approved with conditions**, the appropriate documentation to satisfy those conditions must be submitted to Zoning staff for review.
2. **All other applicable Zoning Code requirements must be completed** (such as Site Plan Review, Planning Commission or environmental reviews).

Once the above are satisfied, **contact Svetlana Ipatova**, Zoning Case Review Specialist, at 412-255-2214 or email the Zoning staff assigned to the project review to schedule an appointment for the final staff review process.

This decision expires one year after the decision date as shown on the enclosed copy. A permit should be obtained and substantial construction or occupancy should begin within one year of approval. If additional time is needed, the applicant may request a one-year extension by writing the Board within the one-year time period. Include the zone case number and the address of the subject property with a brief explanation, and send it to: Zoning Board of Adjustment, Department of City Planning, 200 Ross Street 3rd Floor, Pittsburgh, PA 15219.

If you or any affected person are dissatisfied with the Board's decision, an appeal may be made to the Court of Common Pleas of Allegheny County within thirty (30) calendar days of the above mailing date. The appeal process is conducted at the Prothonotary's Office located on the main floor of the City County Building. A transcript of this hearing will be required and can be obtained by calling our reporting agency, Network Deposition Services, at (412) 281-7908. Please have the zone case number and the date of the hearing available. We encourage you to consult an attorney if you choose to appeal.



Division of Development Administration and Review

City of Pittsburgh, Department of City Planning

200 Ross Street, Third Floor

Pittsburgh, Pennsylvania 15219

ZONING BOARD OF ADJUSTMENT

Date of Hearing: August 9, 2018
Date of Decision: September 20, 2018

Zone Case: 187 of 2018
Address: 2025 E Carson St
Lot & Block: 12-F-143
Zoning Districts: LNC
Ward: 17
Neighborhood: South Side Flats

Owner: Richard Stephens
Applicant: Peter Margittai Architecture LLC

Request: New projecting business ID sign

Variance	919.03.M.8	Maximum permitted in sign face area 9 sq.ft. and 14 sq.ft. proposed. Projecting business ID signs shall extend no more than 4', 8' requested.
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Appearances:

Applicant: Peter Margittai

Findings of Fact:

1. The Subject Property is located at 2025 E Carson St, in a LNC (Local Neighborhood Commercial) District in the South Side Flats neighborhood.
2. A three-story building with a ground floor retail space is located on the Subject Property. A candy store is located on the first floor.
3. A 41.6 sf double-sided projecting sign with the text: "S&S Candy & Cigar," the name of the store, is located over the entrance to the store.
4. The Applicant proposes to replace the existing projecting business ID sign with a neon 14 sf projecting sign in the same general location.
5. The new sign would have the same text as the existing sign and would project 8' from the building façade.

6. The Applicant stated that strict conformity of the Code's sign face area restriction of 9 sq.ft. would make a sign of that dimension unreadable against the building.

7. A number of signs which do not comply with the Code's dimensional requirements are located in the immediate vicinity of the Subject Property.

8. The South Side Community Council submitted a letter in support of the Applicant's request.

9. No parties appeared at the hearing to oppose the request.

Conclusions of Law:

1. The Applicant seeks variances from Code Section 919.03.M.8, the Code's sign face area and projection restrictions.

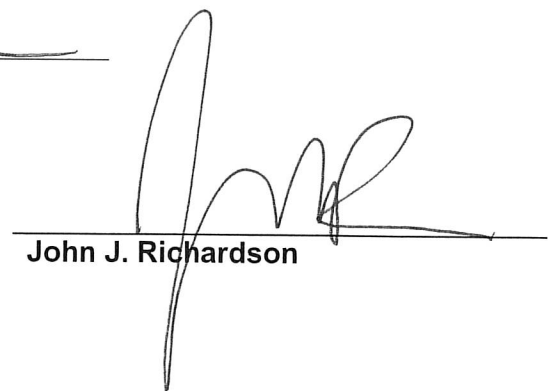
2. The Board concludes that the proposed sign will be consistent with the previous signs located on the Subject Property as well as the context of the neighborhood. Therefore, the Board concludes that granting the requested variances will not have significant impacts on the surrounding community.

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

Decision: The Applicant's request for variances from Code Section 919.03.M.8 is hereby APPROVED.


Alice B. Mifinger, Chair


LaShawn Burton-Faulk


John J. Richardson



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/13/2020

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...

Table with 2 columns: PRODUCER/INSURED information and CONTACT/INSURER(S) information.

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...

Main table with columns: INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Contains details for Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) City of Pittsburgh is listed as Additional Insure with respect to the General Liability as required by written contract.

CERTIFICATE HOLDER CANCELLATION

Table with 2 columns: Certificate Holder (City of Pittsburgh) and Cancellation details (Authorized Representative signature).



REPLACE NONCONFORMING SIGN WITH NEON SIGN TO MATCH. EXISTING SUPPORT TO REMAIN.



NEON PROJECTING SIGN EXAMPLE ON EAST CARSON STREET - 26.5 SQUARE FEET PER SIDE. APPROVED BY HRC ON 19 MAY 2011.

S & S CANDY & CIGAR
 2025 EAST CARSON STREET
 22 JUNE 2018

