

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

MEMORANDUM

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

From: Director Karina Ricks 

CC: Jen Massacci

Date: February 22, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 26 Market Square, in the 1st Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

NICHOLAS NICHOLAS G & DIANE M LANDIS, is proposing to install a new awning, on the existing building that will project over the right of way. Kindly let us know if you have objection to this request.

KR/JM

Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

February , 2021

President and Members
City Council
City of Pittsburgh

**RE: 26 MARKET SQUARE
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 26 Market Square, in the 1st Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

NICHOLAS NICHOLAS G & DIANE M LANDIS, is proposing to install a new awning, on the existing building that will project over the right of way. Kindly let us know if you have objection to this request.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Karina Ricks
Director

KR:JM
Attachments

WILLIAM PEDUTO
MAYOR



KARINA RICKS
DIRECTOR

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

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

Date _____

Applicant Name _____

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

Address _____

Phone Number: _____ Alternate Phone Number: _____

Location of Proposed Encroachment: _____

Ward: _____ Council District: _____ Lot and Block _____

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

Planning/Zoning Case OneStop Number (if applicable) _ZDR _____

Is the existing right-of-way, a street or a sidewalk? _____

Width of Existing Right-of-Way (sidewalk or street): _____ (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): _____ (Before encroachment)

Width of Proposed Encroachment: _____

Length of Proposed Encroachment: _____

Number of feet the proposed object will encroach into the ROW: _____

Description of encroachment: _____

Reason for application:



2/21/2020

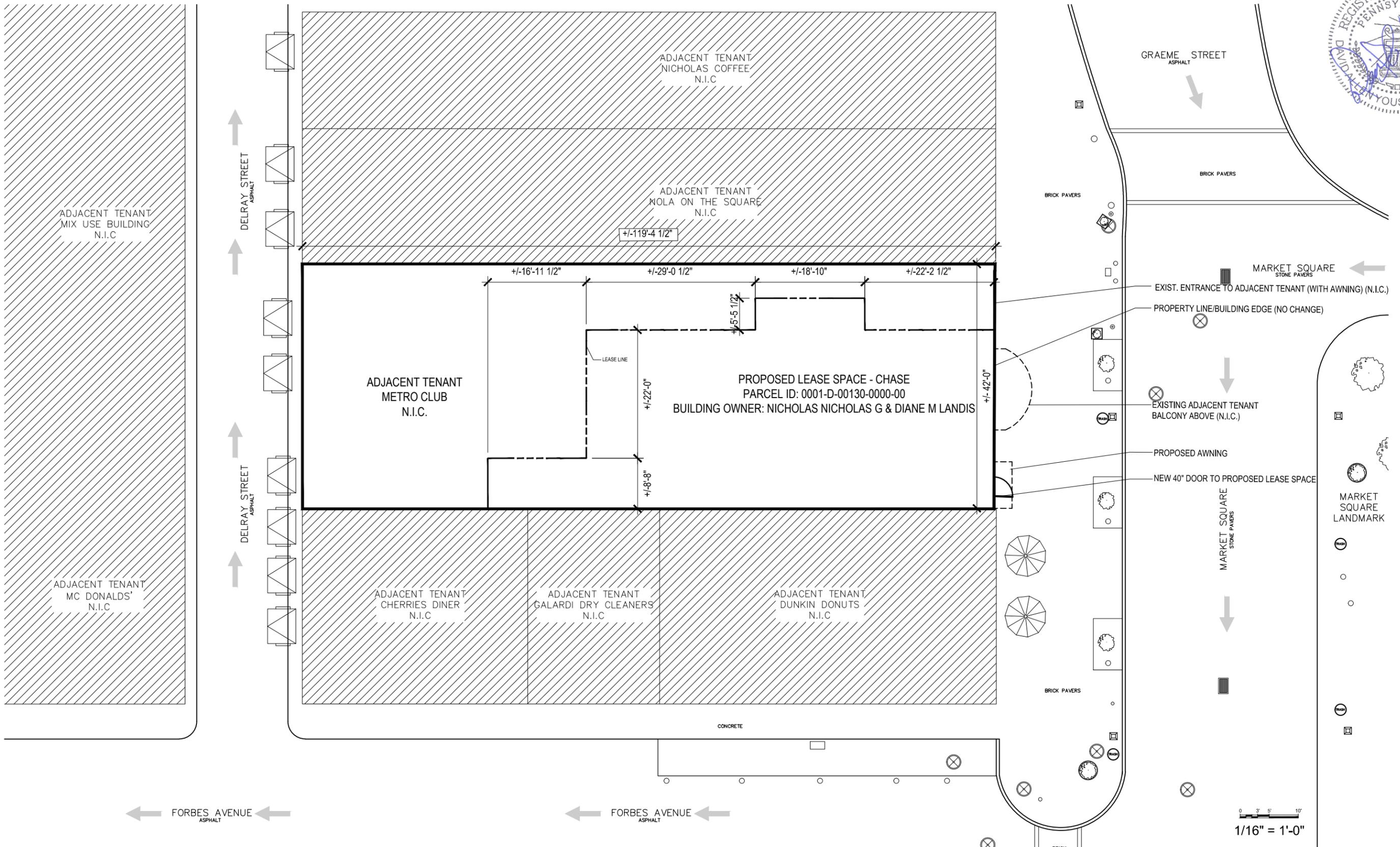
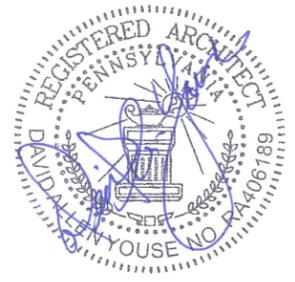
Director of DOMI
City of Pittsburgh
414 Grant Street
Pittsburgh PA 1522

Re: 26 Market Square, JPMorgan Chase Bank Awning, DOMI-EN-2021-01782

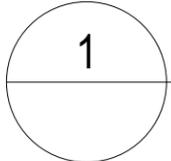
Respectfully requesting authorization to install a 36 x 8' awning over the entrance door to the JPMorgan Chase Bank proposed for this location. The awning will project 36" from the building and will be 8' wide.

Coral Silsbe

Coral Silsbe
Principal

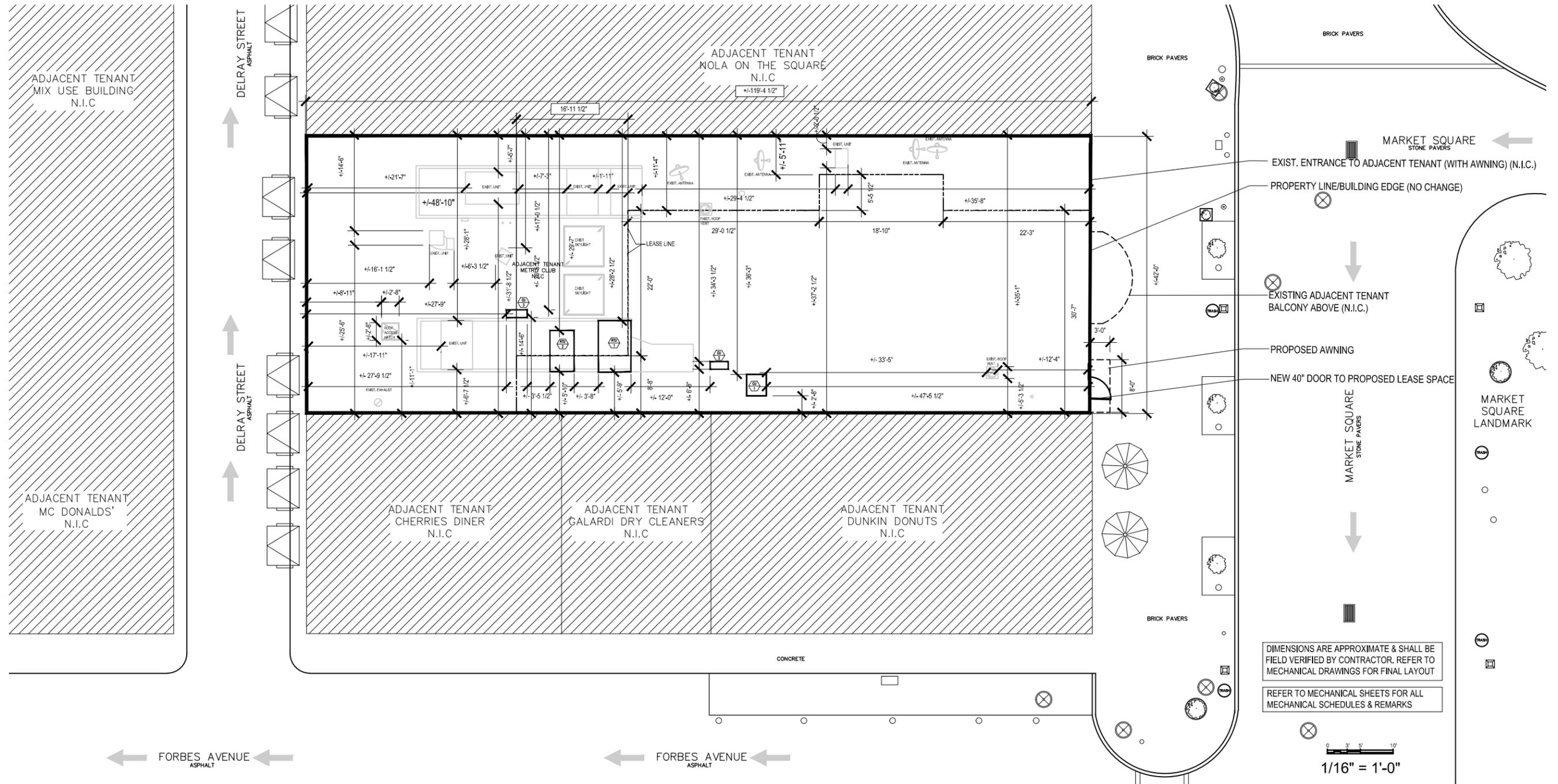
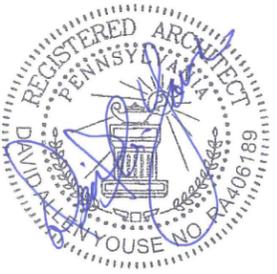


PROPOSED LEASE SPACE - CHASE
PARCEL ID: 0001-D-00130-0000-00
BUILDING OWNER: NICHOLAS NICHOLAS G & DIANE M LANDIS



SITE PLAN
1/16" = 1'-0"





1 SITE PLAN
1/16" = 1'-0"



LOT COVERAGE +/- 100% (NO CHANGE FROM EXISTING CONDITIONS)
PROPOSED LEASE SPACE - CHASE
PARCEL ID: 0001-D-00130-0000-00
BUILDING OWNER: NICHOLAS NICHOLAS G & DIANE M LANDIS

Survey Photos



CHS.NB.914 - Market Square
 26 Market Square
 Pittsburgh, PA 15222

DESIGNER - MMS

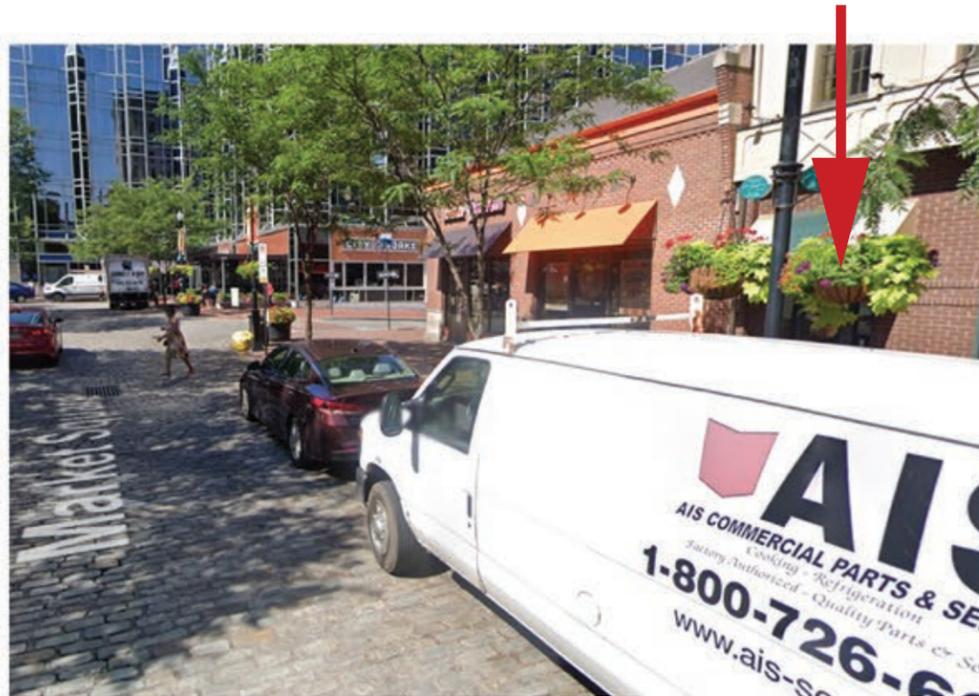
CREATED - 10/16/20

DRAWING - B91012

PHILADELPHIASIGN
 BRINGING THE WORLD'S BRANDS TO LIFE
 707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065
 P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>

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Approach Photos



CHS.NB.914 - Market Square
 26 Market Square
 Pittsburgh, PA 15222

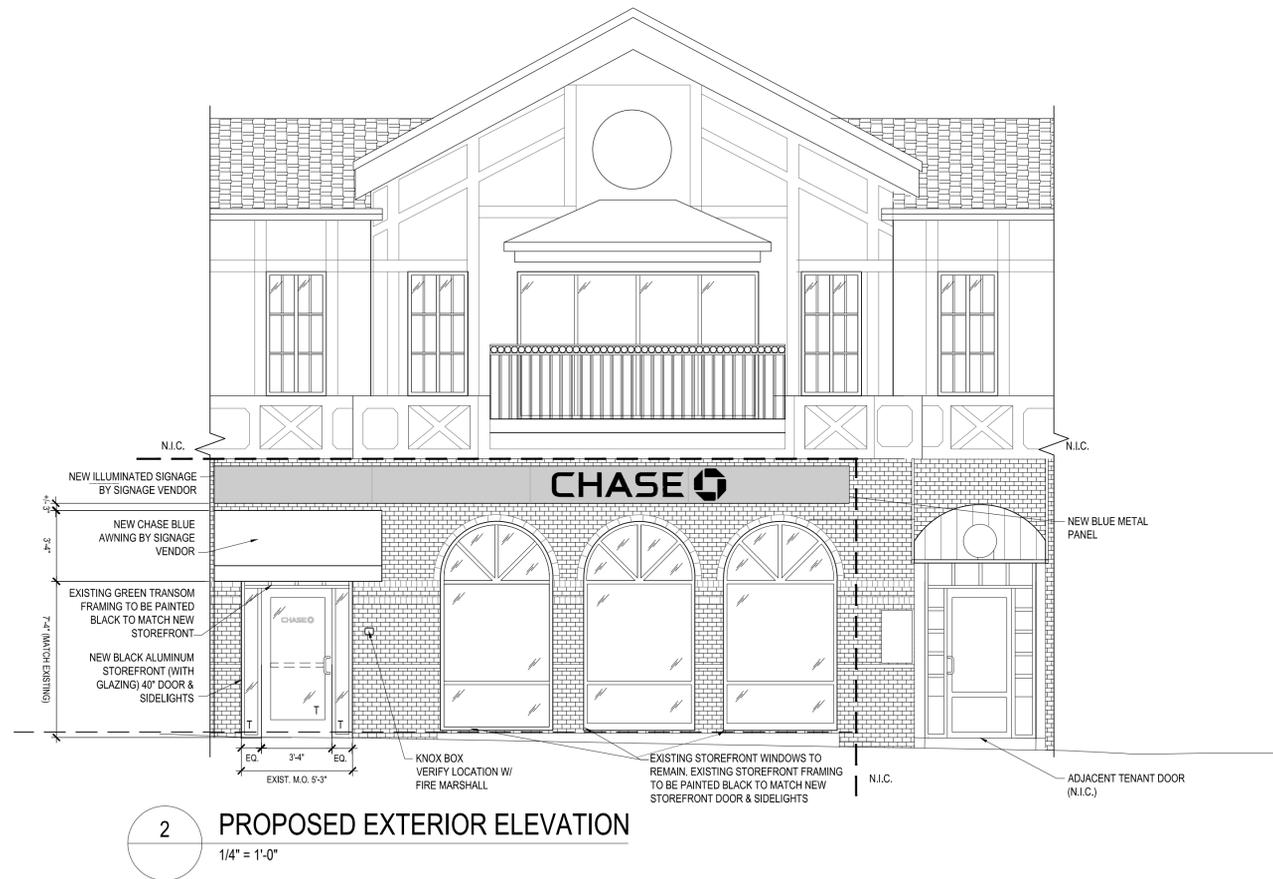
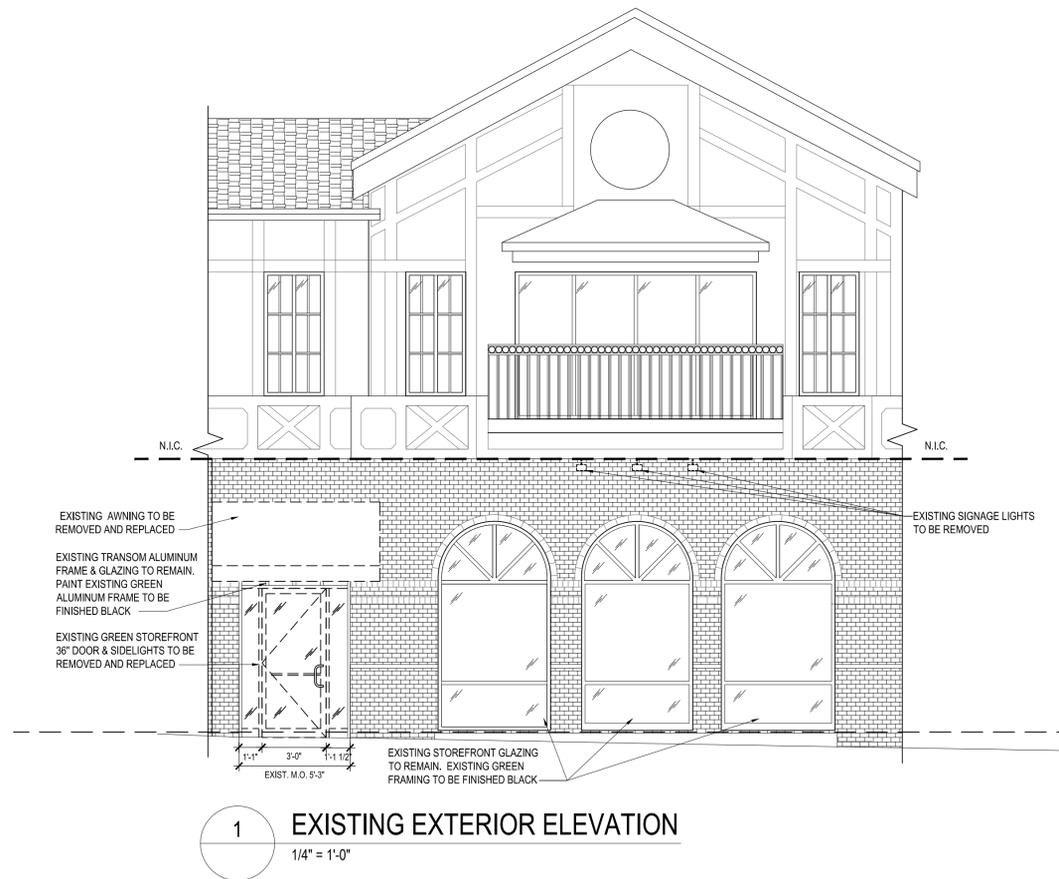
DESIGNER - MMS

CREATED - 10/16/20

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COST OF EXTERIOR WORK

GLAZING & ALUMINUM FRAME
PAINT

\$50.00/SF	\$1,852.00
	\$550.00
	<hr/>
	\$2,402.00

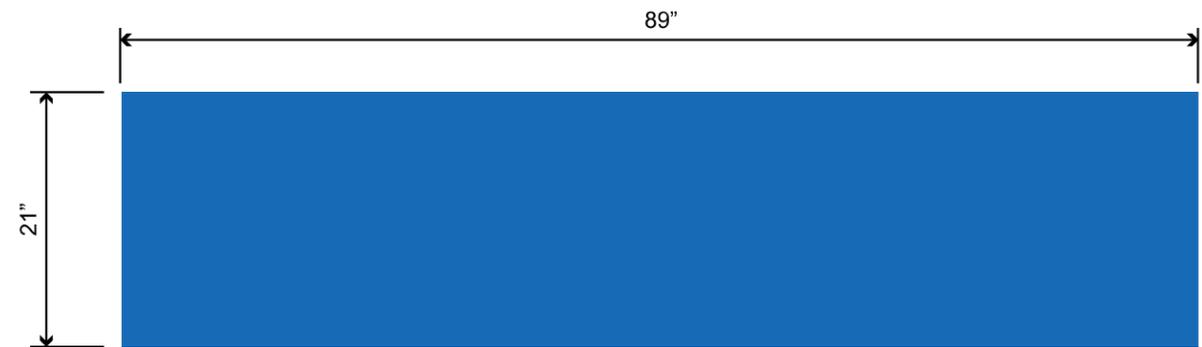


Front Elevation

DIMENSIONS TO BE FIELD VERIFIED



LIF-WBO-14-LED
WHITE w/ BLUE OCTAGON ILLUM CHANNEL LETTERS - 12.7SF
 SCALE: NTS



BMP-XX
BLUE METAL PAN - 13SF
 SCALE: NTS



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 26 Market Square
 Pittsburgh, PA 15222

DESIGNER - MMS
CREATED - 10/16/20
DRAWING - B91012

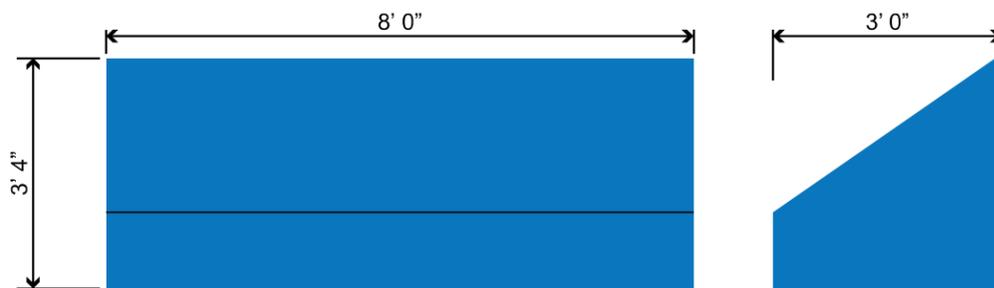
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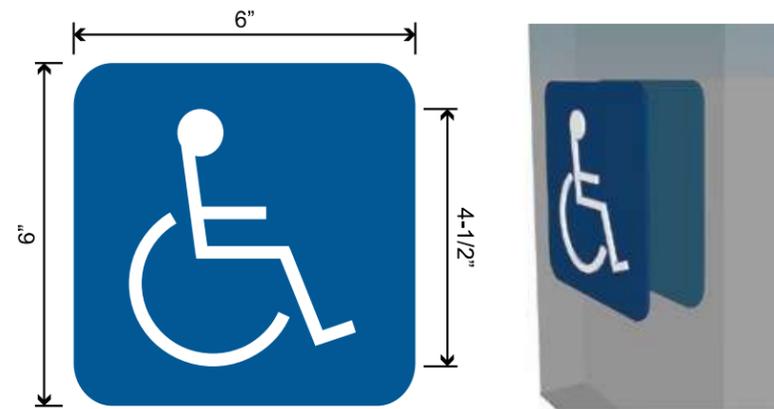


Front Elevation

DIMENSIONS TO BE FIELD VERIFIED



AWN-WU-SHED
NON-ILLUMINATED FABRIC SHED AWNING - NO DESCRIPTOR
 SCALE: NTS



ADA-EP
HANDICAPPED ENTRANCE PLAQUE
 SCALE: NTS

CUST-VIN
MATCHING BLUE VINYL BACKER
 SCALE: NTS

**SIGN E04 MOUNTS
 BACK-TO-BACK WITH
 SIGN I01.**

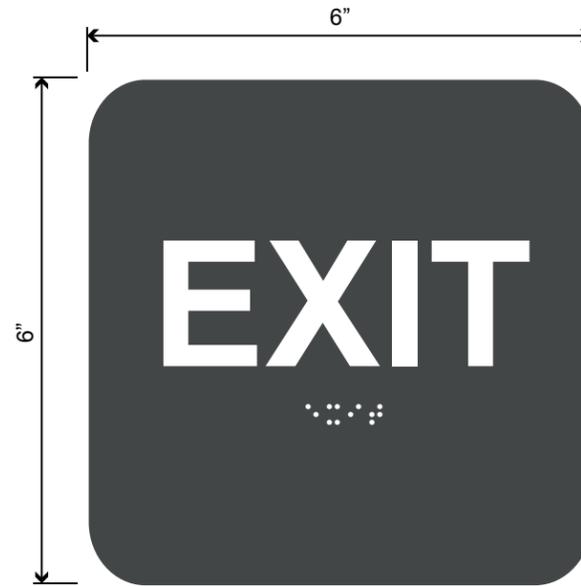


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 26 Market Square
 Pittsburgh, PA 15222

DESIGNER - MMS
CREATED - 10/16/20
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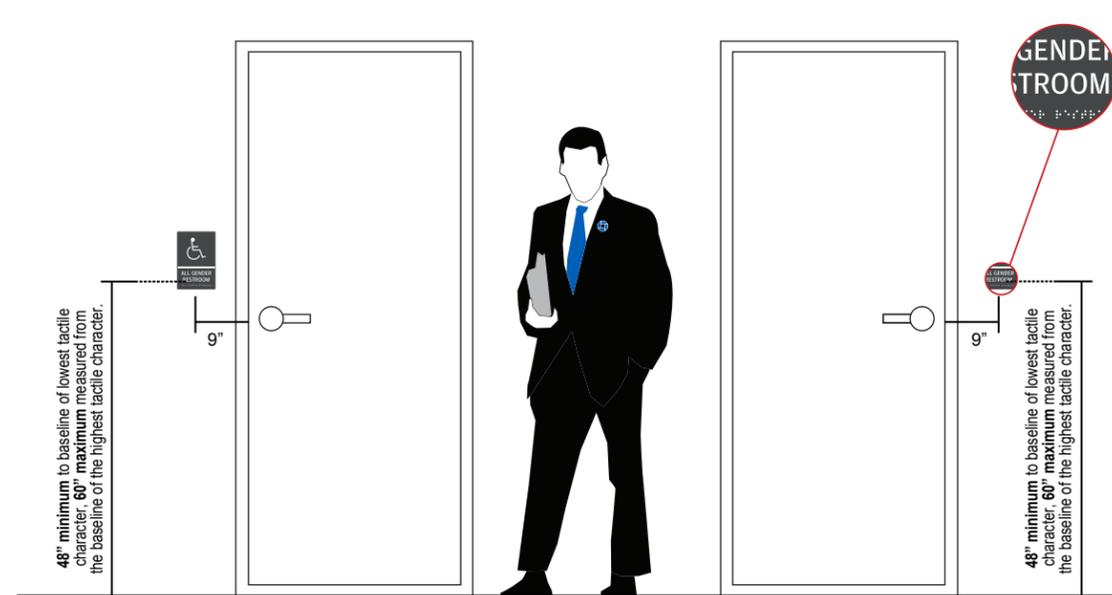
**SIGN I01 MOUNTS
BACK-TO-BACK WITH
SIGN E04.**

**ADA-EX
HANDICAPPED EXIT PLAQUE**
SCALE: NTS

**CUST-VIN
MATCHING BRONZE VINYL BACKER**
SCALE: NTS

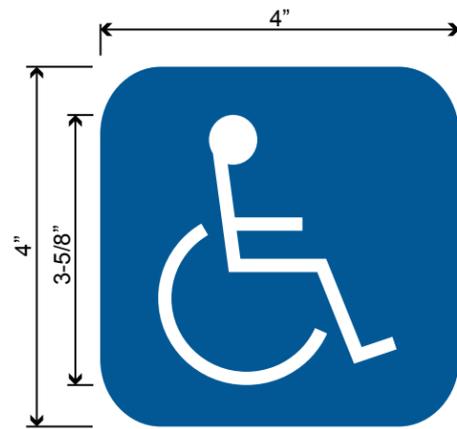
ADA-RRAG-A-G All Gender Neutral Restroom Signage for Restrooms that **ARE** Accessible

- Tactile sign identifying an accessible restroom entrance.
- Mounted on the wall, next to the door, on the latch side of the door.
- Acrylic tactile signs designed to meet Federal ADA 2010 ADAAG standards.

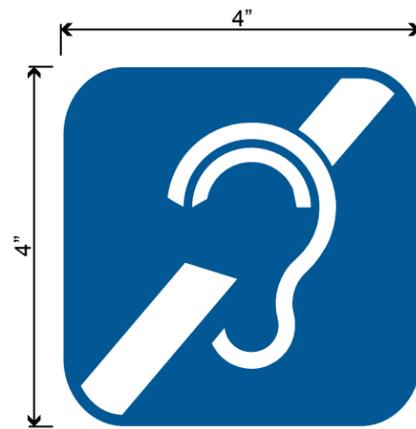


*If latch is on left side of door,
sign installed on left side*

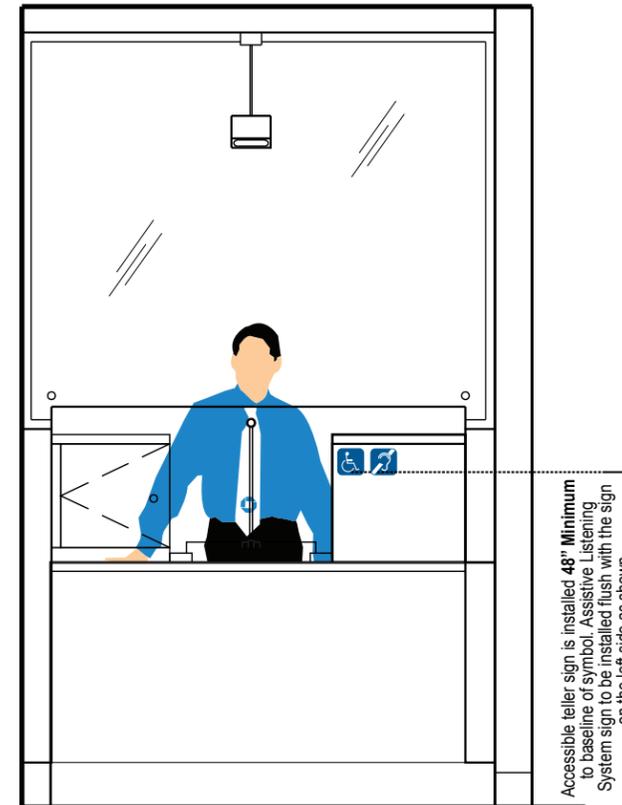
*If latch is on right side of door,
sign installed on right side*



ADA-TW
ADA TELLER WALL SIGN
 SCALE: NTS



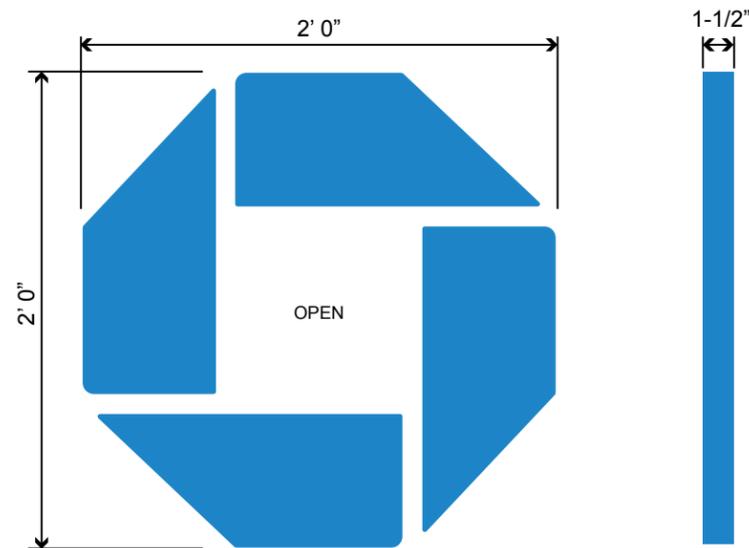
ADA-TW-ALS
ADA TELLER WALL SIGN - ASSISTIVE LISTENING SYSTEM
 SCALE: NTS



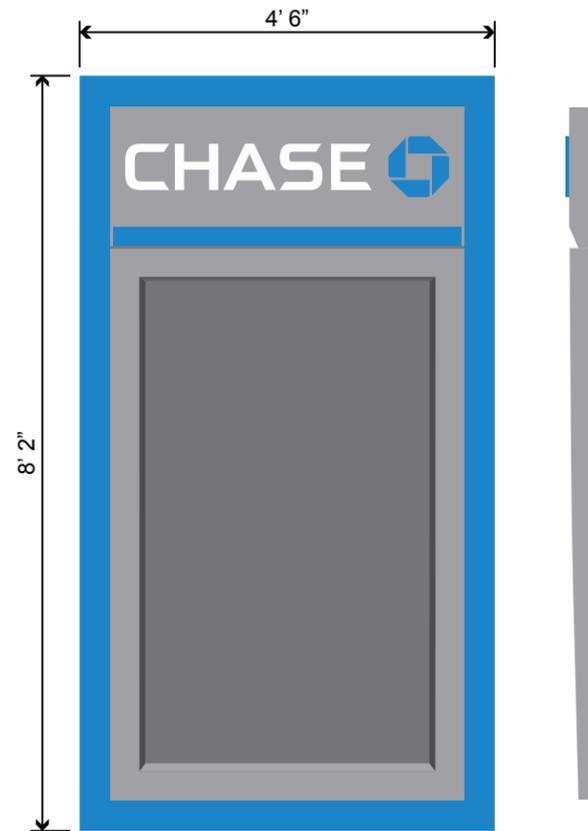
**Placement at Modular Teller Stations
 with Bullet-Resistant Glass**



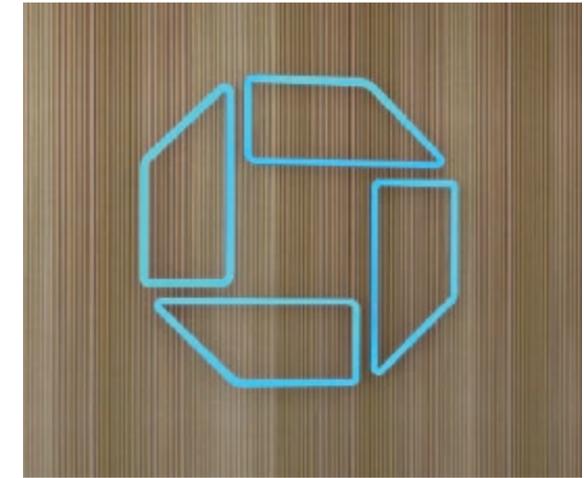
For Reference Only



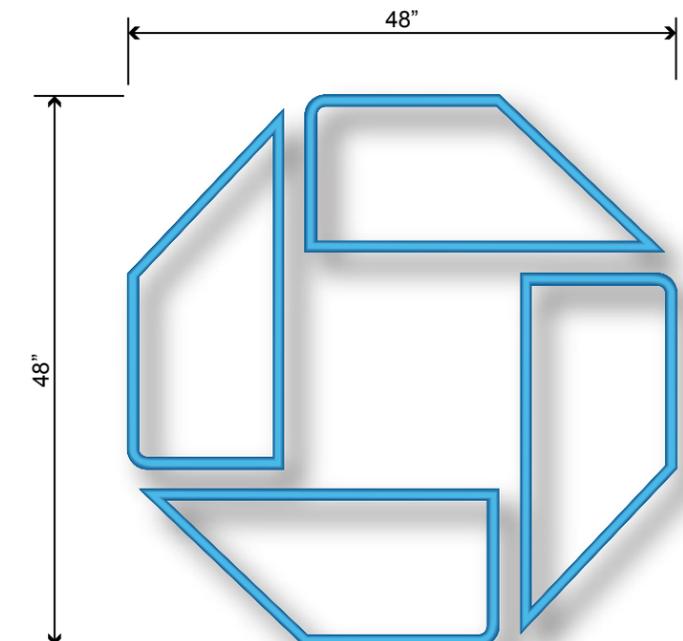
TPL-BTR-B-24
24" THIN PROFILE ILLUMINATED INTERIOR BLUE OCTAGON - 4SF
 SCALE: NTS
 NOTE: Octagon to be Purchased from Bitro.
 NOTE: Field Survey Required to Determine Size.



SUR-TTW-U-4-TP-TALL
THIN PROFILE TALL ATM SURROUND - 36.8SF
 SCALE: NTS

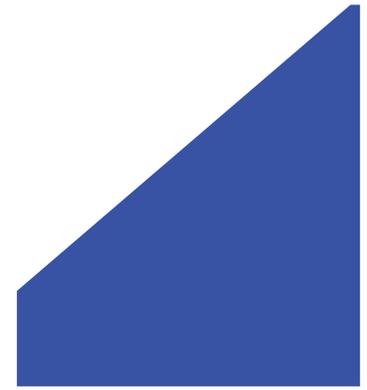
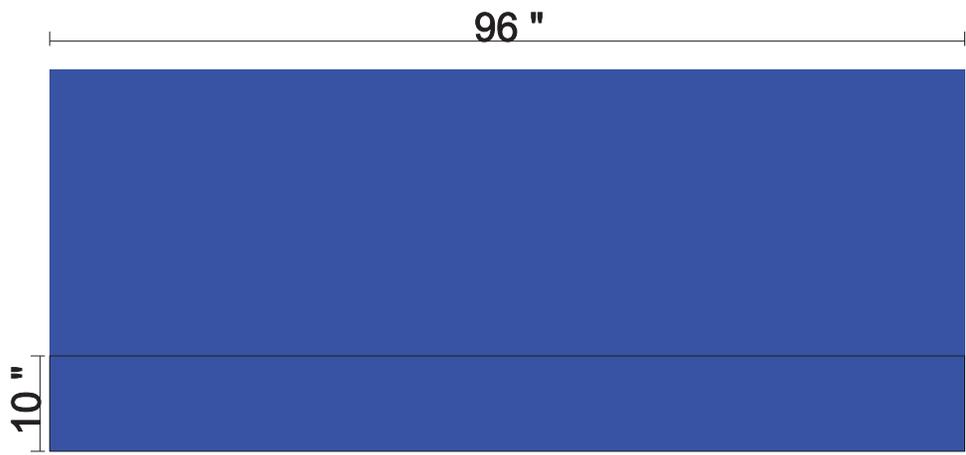
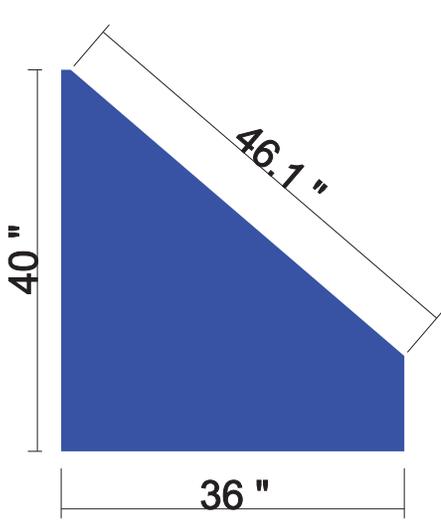


For Reference Only



FAUX_OCT_INT_48
48" FAUX LED ILLUMINATED OCTAGON - 16SF
 SCALE: NTS

DESIGNED BY: S. H.	DESIGN DATE: 01/25-2021	REVISION #: 1
REVISION BY: S.H.	REVISION DATE: 01/27/2021	
REVISION DESCRIPTION: ORIGINAL DESIGN		

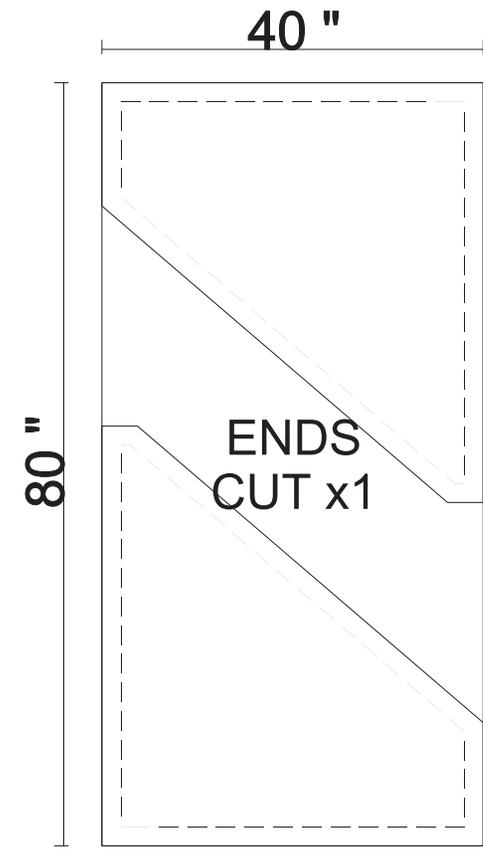
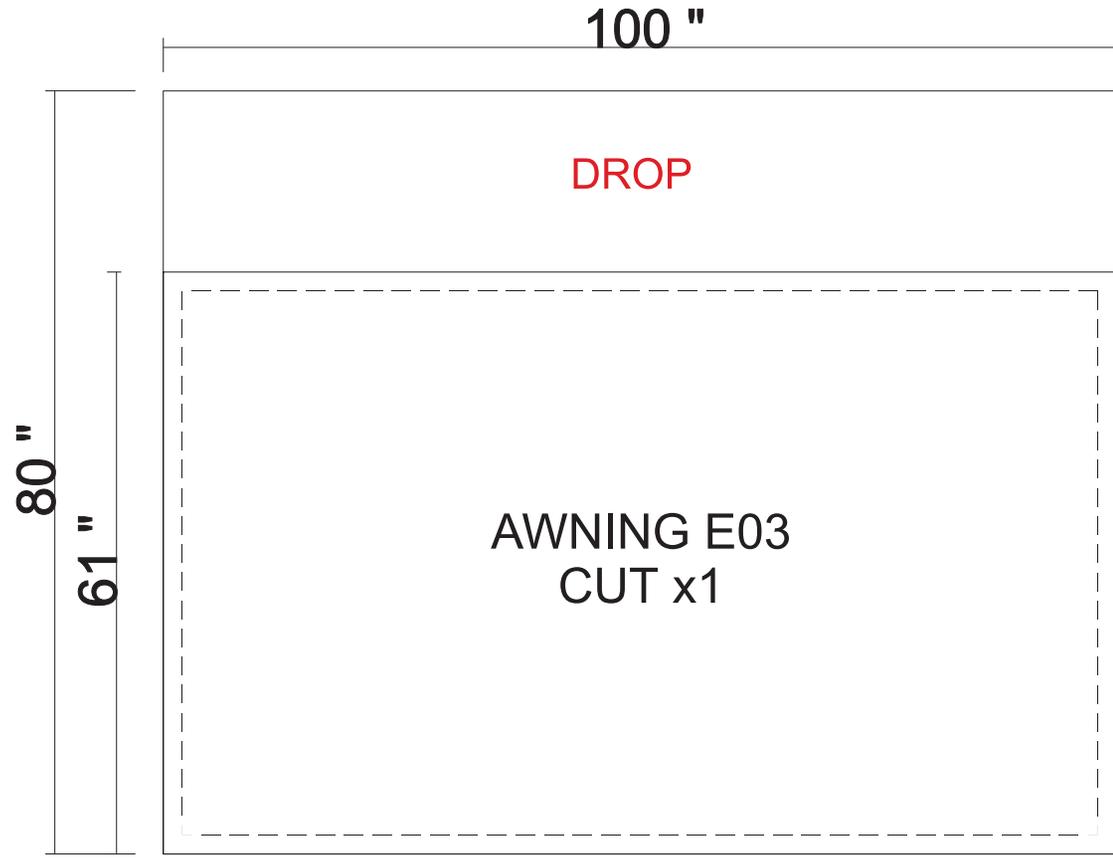


AWNING E03 QTY (1)

CHASE chs.nb.914
26 MARKET SQ
PITTSBURGH, PA 15222
109040

[1] SHED STYLE AWNING BUILT AS SHELL W/ CLOSED ENDS
ALL ALUMINUM MILL FINISH FRAMES W/ HARDWARE
[8001] PACIFIC BLUE "SUNBRELLA" FABRIC W/ MATCHING FABRIC TRIM INSERT
NO GRAPHICS
NO LIGHTS, NO EGG CRATE

Approval By: _____
Approval Date: _____
Approved
OK with Changes
Redraw

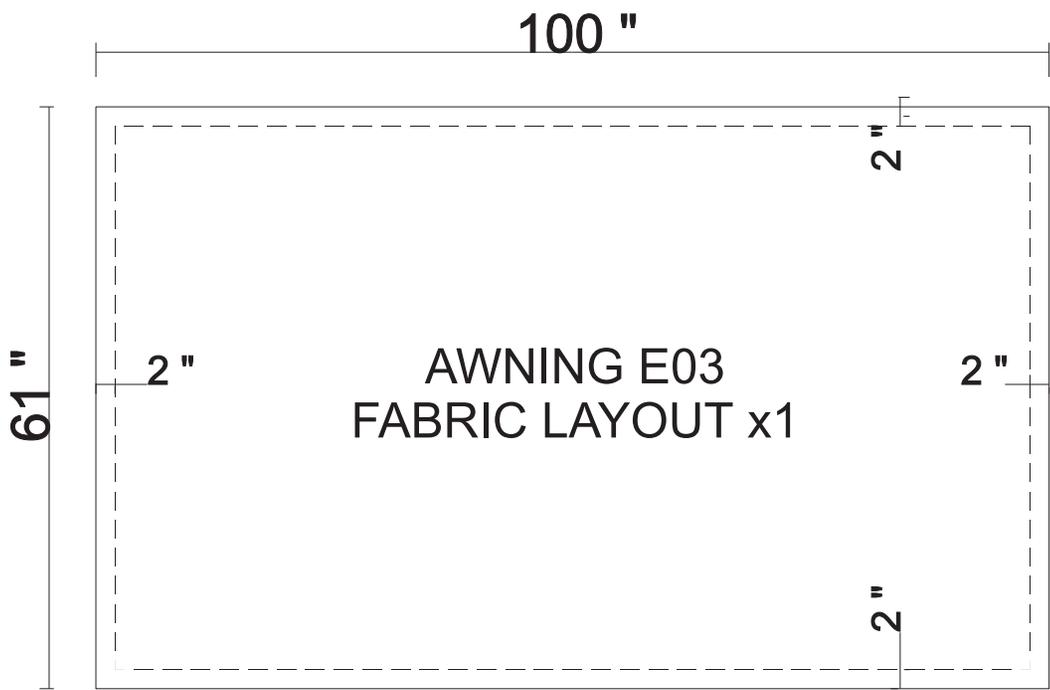


CHASE chs.nb.914
26 MARKET SQ
PITTSBURGH, PA 15222
109040

[1] SHED STYLE AWNING BUILT AS SHELL W/ CLOSED ENDS
ALL ALUMINUM MILL FINISH FRAMES W/ HARDWARE
4 YARDS [8001] PACIFIC BLUE "SUNBRELLA" FABRIC W/ 48 FEET MATCHING FABRIC TRIM INSERT
NO GRAPHICS
NO LIGHTS, NO EGG CRATE

Approval By: _____
Approval Date: _____
Approved
OK with Changes
Redraw

DESIGNED BY: S. H	DESIGN DATE: 01/25-2021	REVISION #: 1
REVISION BY: S.H.	REVISION DATE: 01/27/2021	
REVISION DESCRIPTION: ORIGINAL DESIGN		



CHASE chs.nb.914
26 MARKET SQ
PITTSBURGH, PA 15222
109040

[1] SHED STYLE AWNING BUILT AS SHELL W/ CLOSED ENDS
ALL ALUMINUM MILL FINISH FRAMES W/ HARDWARE
[8001] PACIFIC BLUE "SUNBRELLA" FABRIC W/ MATCHING FABRIC TRIM INSERT
NO GRAPHICS
NO LIGHTS, NO EGG CRATE

Approval By: _____
Approval Date: _____
Approved
OK with Changes
Redraw



RECORD OF ZONING APPROVAL # DCP-ZDR-2021-00636

PROPERTY INFORMATION

Applicant: CORAL SILSBE

Property Address: 26 MARKET SQ, Pittsburgh, PA 15222-

Parcel ID: 0001D00130000000

Neighborhood: Central Business District

Landslide Prone Overlay: No

Zoning District: GT-A

Undermined Overlay: No

City Historic Landmark: No

25% Slope Overlay: No

City Historic District: Yes

Baum-Centre Overlay: No

Floodplain: No

ZONING APPROVAL

This document verifies the receipt of a Zoning Application and the fulfillment of all Zoning Code (Title Nine) requirements.

Date Approved: February 19, 2021

Zoning Plan Reviewer: Kevin Kunak

Zoning Approved Scope: USE OF 2391 SQ FT AS BANK OR FINANCIAL INSTITUTION (LIMITED) ON PORTION OF FIRST FLOOR OF TWO STORY STRUCTURE WITH 36" x 96" AWNING

ASSOCIATED APPROVALS

Zoning Board of Appeals:

Planning Commission:

Art Commission:

Pre-application Review Meeting:



NICHGNI-01

KAMETZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/19/2021

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. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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 Henderson Brothers Inc 920 Ft. Duquesne Blvd. Pittsburgh, PA 15222	CONTACT NAME: PHONE (A/C, No, Ext): (412) 261-1842	FAX (A/C, No): (412) 261-4149
	E-MAIL ADDRESS: mailroom@hendersonbrothers.com	
INSURED Nicholas G. Nicholas 23 Market Square Pittsburgh, PA 15222	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Cincinnati Insurance Company Payable	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	X		EPP0473274	1/25/2021	1/25/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	X		EPP0473274	1/25/2021	1/25/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ Aggregate \$ 1,000,000 PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 City of Pittsburgh is named as additional insured regarding 25/26 Market Square Pittsburgh PA 15222 for an encroachment permit for the awning

CERTIFICATE HOLDER City of Pittsburgh 414 Grant Street Pittsburgh, PA 15219	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 