

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

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We have a request for an encroachment permit at 2400 Smallman Street, in the 2nd Ward, 7th Council District, as shown on the attached plan. The zoning in this area is RIV-IMU. A copy of the request is also attached.

TERMINAL LEASING INC, is proposing improvements to install a new concrete and wood cafe deck constructed from a former loading platform along Smallman Street, two (2) standard tree pits and, two (2) new suspended steel canopies along 24th St, for the Probike Renovation Project. 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: 2400 SMALLMAN STREET  
ENCROACHMENT**

Dear President and Members of City Council:

We have a request for an encroachment permit at 2400 Smallman Street, in the 2<sup>nd</sup> Ward, 7<sup>th</sup> Council District, as shown on the attached plan. The zoning in this area is RIV-IMU. A copy of the request is also attached.

TERMINAL LEASING INC, is proposing improvements to install a new concrete and wood cafe deck constructed from a former loading platform along Smallman Street, two (2) standard tree pits, and (2) new suspended steel canopies along 24th St, for the Probike Renovation Project.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

A handwritten signature in black ink, appearing to be "K. Ricks", written over a horizontal line.

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 June 15, 2020

Applicant Name Robert Pfaffmann

Property Owner's Name (if different from Applicant) Terminal Leasing, James Maug

Address 15 27th St, Pittsburgh, PA 15222

Phone Number: 412.471.2470 Alternate Phone Number: 412.398.7546

Location of Proposed Encroachment: 2400 Smallman Street

Ward: 2 Council District: 7 Lot and Block 25-N-76

What is the properties zoning district code? RIV-RM (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): 18'-6" (Before encroachment)

Length of Existing Right-of-Way (sidewalk or street): 8'-10" (Before encroachment)

Width of Proposed Encroachment: 9'-8"

Length of Proposed Encroachment: 50'-6"

Number of feet the proposed object will encroach into the ROW: 9'-8"

Reason for application: \_\_\_\_\_

This application is for the Probike Renovation Project located at 2400 Smallman Street.

The encroachment portion of this project consists of a new 47'-6" long (9'-8" wide) deck to be attached to

the existing dock (located on the Smallman street side on the building.)

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

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](http://www.pfaffmann.com)

## PFAFFMANN + ASSOCIATES P C

Robert S. Pfaffmann, AIA  
*Principal*

June 15, 2020

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

We are requesting an encroachment for the Probike Project located at 2400 Smallman Street. The encroachment will consist of:

- A new concrete slab deck attaching to the existing concrete deck. This new deck will measure 9'-8" in width and 50'-6" in length. It will be located on the Smallman Street side of the existing structure
- An overhead encroachment of a two new steel canopies. Each canopy will have the dimensions of 7'-0" in width and 48'-0" / 60'-0" in length. The canopies will be located on the 24<sup>th</sup> street side of the existing structure.

Sincerely,



Robert S. Pfaffmann, FAIA  
Pfaffmann + Associates

Encl:

- Encroachment Application Packet
- Architectural and Structural Deck Details
- Site Survey
- Deck profile pictures of existing conditions
- Utility Approval Letter
- Site plan with dimensions of encroachment

**LEGAL DESCRIPTION**

ALL THAT certain lot or piece of ground, situate in the 2nd Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 7 in the Ironrite Plan of Lots, of record in the Department of Real Estate Office of Allegheny County in Plan Book Volume 159 Page 155, being bounded and described as follows to-wit:

BEGINNING at the intersection of the southwesterly right of way of Smallman Street and the northeasterly right of way of 24th Street; thence along said right of way line of Smallman Street, North 47°54'42" West a distance of 63.42 feet to Lot No. 6 in said plan; Thence along the dividing line between said Lot No. 6 and parcel herein described, South 42°41'38" East a distance of 154.42 feet to Lot No. 1 in said plan; Thence along the dividing line between said Lot No. 1 and parcel herein described, South 47°54'42" West a distance of 63.42 feet to the said northeasterly right of way of 24th Street; Thence along the said right of way of 24th Street, North 42°41'38" West a distance of 154.42 feet to a point, at the place of beginning.

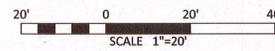
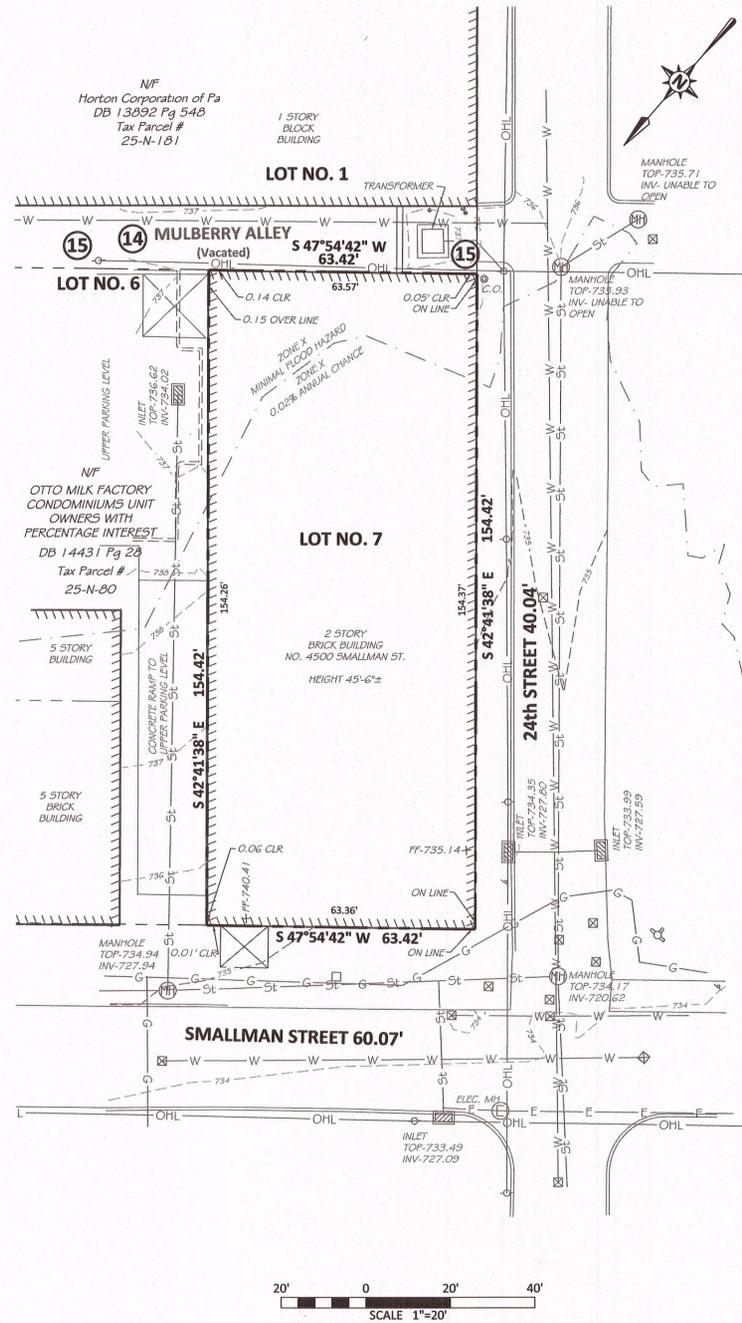
BEING Tax Parcel 25-N-76

Containing 9,793.32 square feet or 0.2248 acre, more or less.

Note: Basis of bearings shown are from the Ironrite Plan of Lots, of record in the Department of Real Estate Office of Allegheny County in Plan Book Volume 159 Page 155.

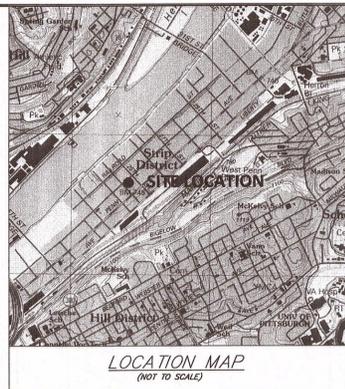
**STEWART TITLE GUARANTY COMPANY**  
File NO. 19-0136  
**SCHEDULE B - PART II**

- Any defects, lien, encumbrance, adverse claim or other matter that appears for the first time in Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, part 1 -Requirements are met. *None observed during survey.*
- Discrepancies or conflicts in boundary lines, easements, encroachments, or area content which a satisfactory survey would disclose. *None observed during survey.*
- Any lien, or right to a lien for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown on public records. *Not a survey item.*
- Rights or claims of parties in possession or under agreements of sale not shown by public records. *Not a survey item.*
- Taxes or special assessments which are not shown on public record. *Not a survey item.*
- Possible additional tax assessments for new construction and or major improvements. *Not a survey item.*
- Any reservation, restriction, limitations, conditions or agreements set forth in the instrument by which title is vested in the insured. *Not a survey item.*
- Subject to all coal and mining rights and all rights relating thereto: Policy does not insure against subsidence. *Not a survey item.*
- Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon. *Not a survey item.*
- Company assumes no liability for the possible designation of the premises insured hereunder as a Wetlands Area by any governmental agency. *Not a survey item.*
- Subject to any line rights of way including electric line, telephone line cable line, water and sewer line rights of way in use and existing in, on, or under the ground and all rights in relation thereto. *Affects the property although not plottable.*
- Amount and compilation of area or acreage is not insured. *Not a survey item.*
- Any lease, grant, exception or reservation of oil or gas rights, storage rights, or minerals or mineral rights appearing in Public Records. *Not a survey item.*
- Right to maintain, use, repair, construct and reconstruct the existing water line within the former lines of Mulberry Way, as reserved by the City of Pittsburgh in Ordinance No. 335, approved October 17, 1963 of record in the City Clerk's Office in Ordinance Book 65, page 429. *Does not affect the subject property, is shown on survey for reference.*
- Right of Way from Ironrite Corporation to Duquesne Light Company dated January 16, 1978 and recorded May 18, 1978 in Deed Book Volume 5938 page 682. *Does not affect the subject property, is shown on survey for reference.*



**ZONING INFORMATION**

ZONED: RIVERFRONT-INDUSTRIAL MIXED USE		
ITEM	REQUIREMENTS	EXISTING
MINIMUM LOT SIZE	0	9,793.32 SQUARE FEET
MINIMUM FRONT SETBACK	NONE REQUIRED	LESS THAN 1 FT.
MINIMUM SIDE SETBACK	10 FEET	LESS THAN 1 FT.
MINIMUM REAR SETBACK	NONE REQUIRED	LESS THAN 1 FT.
MAXIMUM BUILDING HEIGHT	60 FEET	45 FEET 6 INCHES ±



**UTILITIES:**

- ELECTRIC Duquesne Light Company
- GAS Peoples Gas Company
- SEWAGE Pittsburgh Water And Sewer Authority
- WATER Pittsburgh Water And Sewer Authority

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE-STOP CALL

**PA1** POC SERIAL NUMBER  
1-800-242-1776 20190661138

**LEGEND**

- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING HYDRANT
- EXISTING WATER CURB BOX
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING GAS CURB BOX
- EXISTING GAS METER
- EXISTING MAILBOX
- EXISTING LIGHTPOLE
- EXISTING SIGN
- EXISTING MONUMENT
- EXISTING IRON PIN

**SURVEYORS CERTIFICATION**

I hereby certify to Terminal Leasing, Inc., and Stewart Title Guaranty Company and to their successors and assigns, that;

This plan was prepared from an actual survey of the premises on the ground; that the same shows the location of the boundaries, and all visual improvements thereon; that the dimensions of the improvements and the location thereof with respect to the boundaries are as shown; that there are no encroachments by improvements appurtenant to adjoining premises upon subject premises except as may be shown, nor from subject premises unless shown hereon; and that any easements apparent from a visual inspection are delineated hereon.

This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016, and includes items 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of table A thereof, and (11) pursuant to the accuracy standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an Urban Survey.

Date APRIL 10, 2019 Signed [Signature]

Reg. No. SU035559E Donald R. Housley

**FLOOD ZONE**

SUBJECT PARCEL LIES IN ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP 42003C0353H EFFECTIVE DATE SEPTEMBER 26, 2014. 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE. AREA ALSO LAYS IN AREA X AREA OF MINIMAL FLOOD HAZARD.



ALTA SURVEY At <b>2400 SMALLMAN STREET</b> Made For <b>PITT OHIO EXPRESS</b> Sited in 2nd WARD, CITY OF PITTSBURGH COUNTY OF ALLEGHENY PENNSYLVANIA		SCALE 1"=20' DRAWN WTS CHECKED DRH FILE 19129 ALTA DATE 12/05/2018 PROJECT No. POE19129SS SHEET 1 OF 1	REVISIONS:
 117 SAGAMORE HILL ROAD PITTSBURGH, PA 15239 TEL: (724) 327-7474 FAX: (724) 325-2734			

**To:** Karina Ricks, Director of the Department of Mobility and Infrastructure  
**From:** William J. Pickering, PWSA Chief Executive Officer  
**Date:** January 22, 2021  
**Subject:** Proposed Encroachment at 2400 Smallman Street

The following is in response to the attached 1/5/2021 request regarding the encroachment into the sidewalk at 2400 Smallman Street in the 2nd Ward of the City of Pittsburgh.

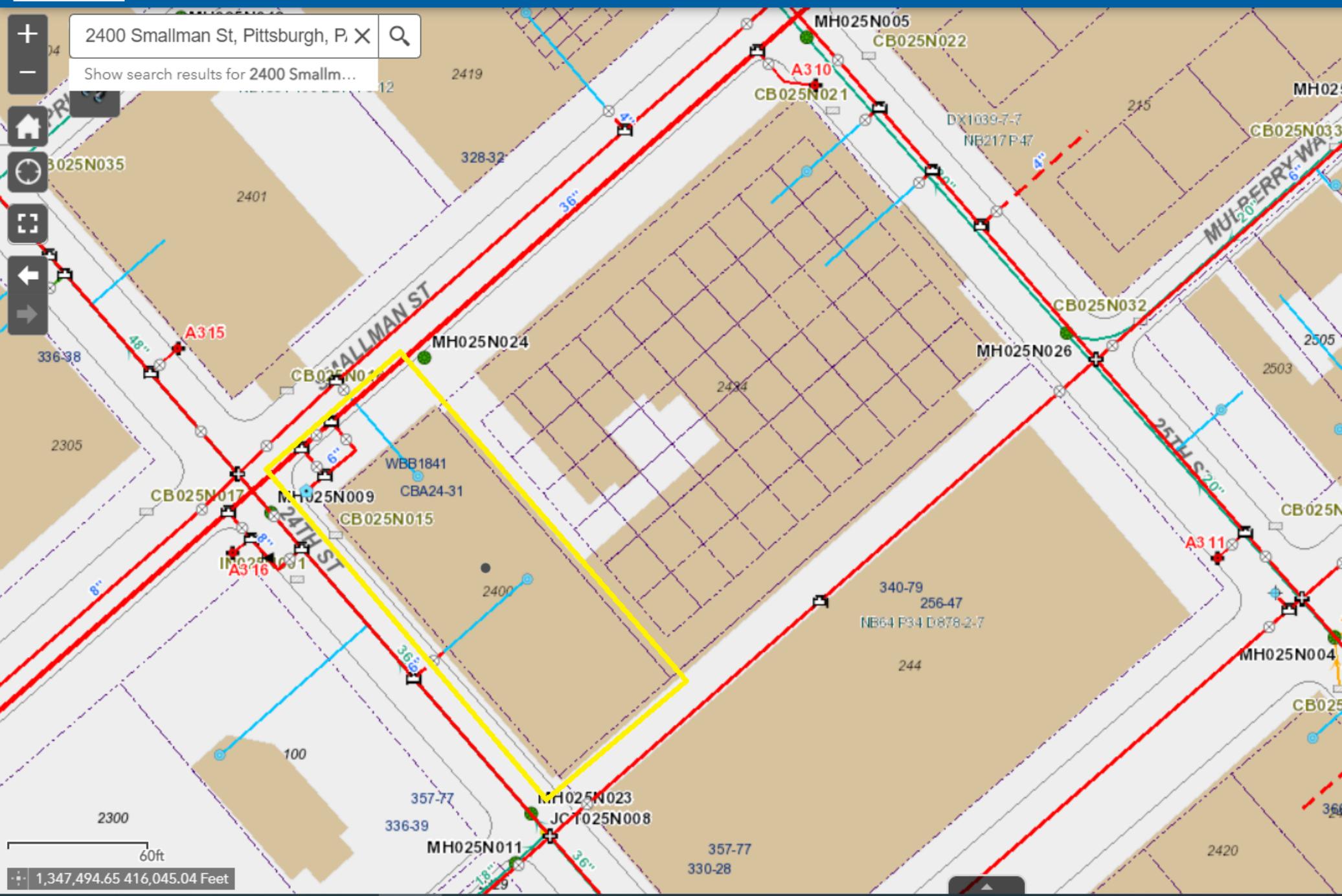
1. The Water Mapping (attached) indicates that there are no known PWSA waterlines within the area of the proposed encroachment.
2. The Sewer Mapping (attached) indicates that there are no known PWSA sewerlines within the area of the proposed encroachment. Please note, PWSA does not maintain records of sewer service laterals and the property owner is responsible for maintenance. We cannot confirm if the private service lateral will be affected.

*PWSA has no objection to the proposed encroachment under the conditions set forth above.*

JMA

Attachment

2400 Smallman St, Pittsburgh, P X  
Show search results for 2400 Smallm...





Notes:

**GMP/ PERMIT SET**  
JULY 10, 2020

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.  
THE CONTRACTOR SHALL VERIFY THE SCALE OF ALL DRAWINGS PRODUCED OR VIEWED FROM AN ELECTRONIC FILE.  
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223 Fourth Avenue  
Suite 800  
Pittsburgh, PA 15222  
Voice: 412.471.2470  
Fax: 412.471.2472  
Contact:  
Email:

Consultants

Client  
**Terminal Leasing Inc.**  
15 27th Street  
Pittsburgh, PA 15222

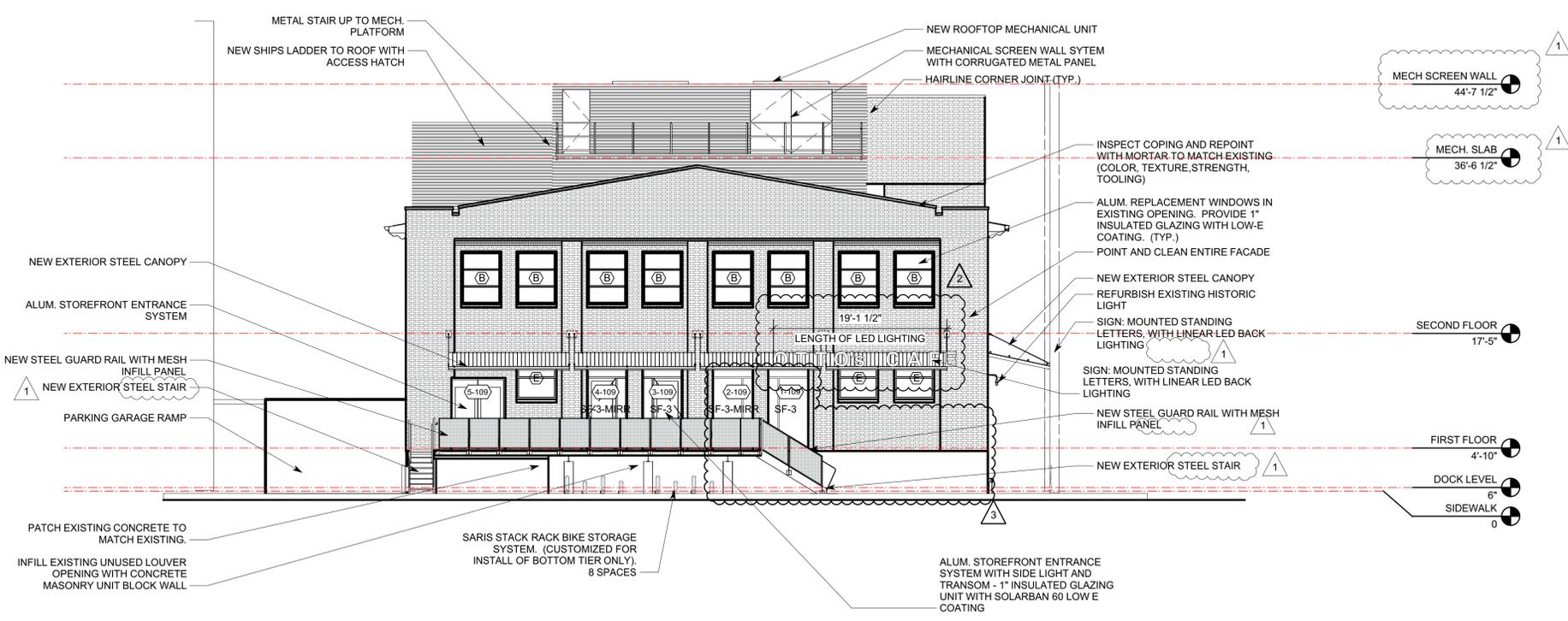
Project  
**2400 Smallman  
ProBike + Run  
GMP/Permit Set**  
Address  
2400 Smallman Street  
Pittsburgh, PA 15222



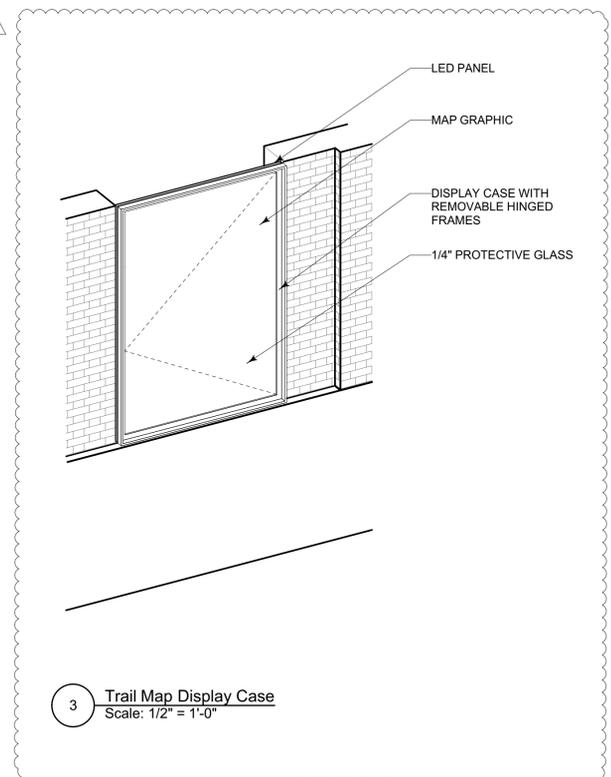
Sheet Title  
**Elevations**

Release Note:  
Date issued: **10 JULY 2020**  
Revisions:  
1 August 11, 2020-Addendum #1  
2  
3 October 9, 2020-Addendum #3  
4  
5

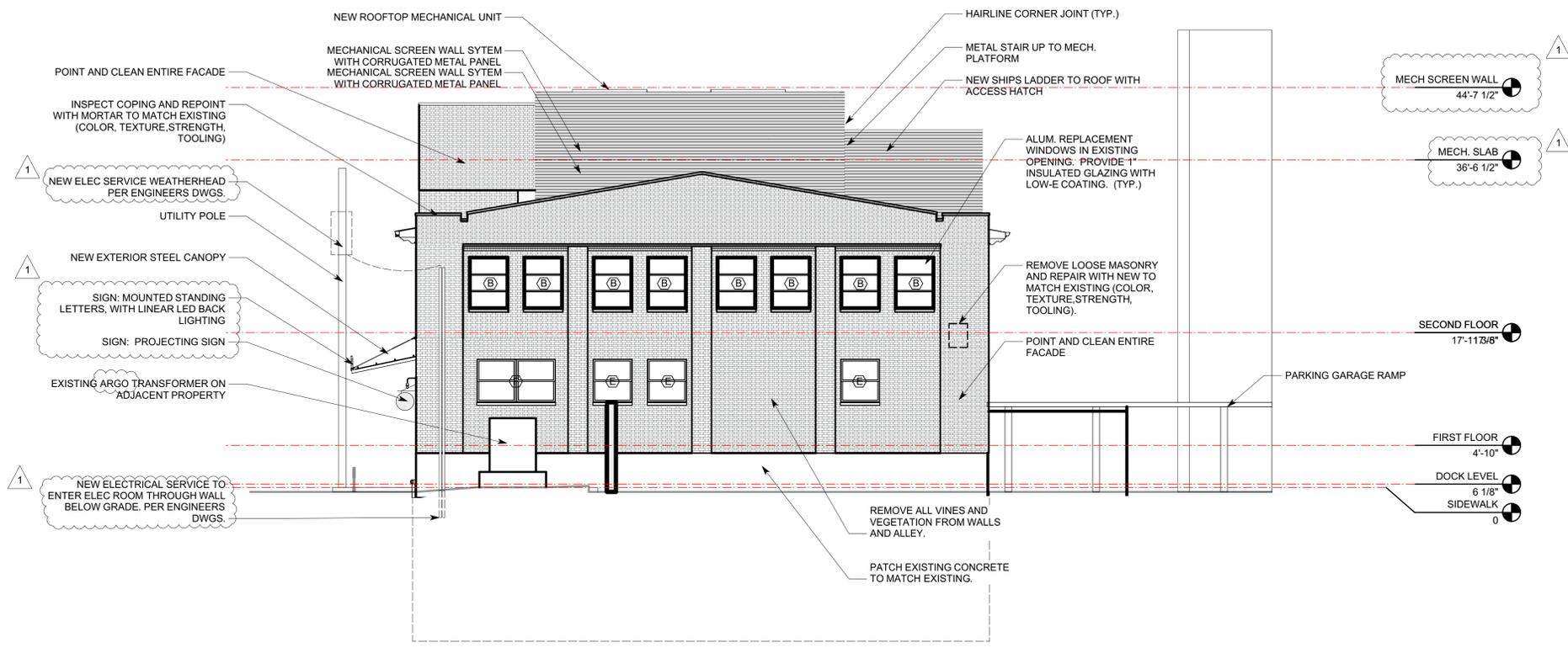
Sheet Number  
**A-2.1**



**1 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**3 Trail Map Display Case**  
Scale: 1/2" = 1'-0"



**2 SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

Notes:

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Address  
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Architects Seal

Sheet Title  
**Zoning Site Plan**

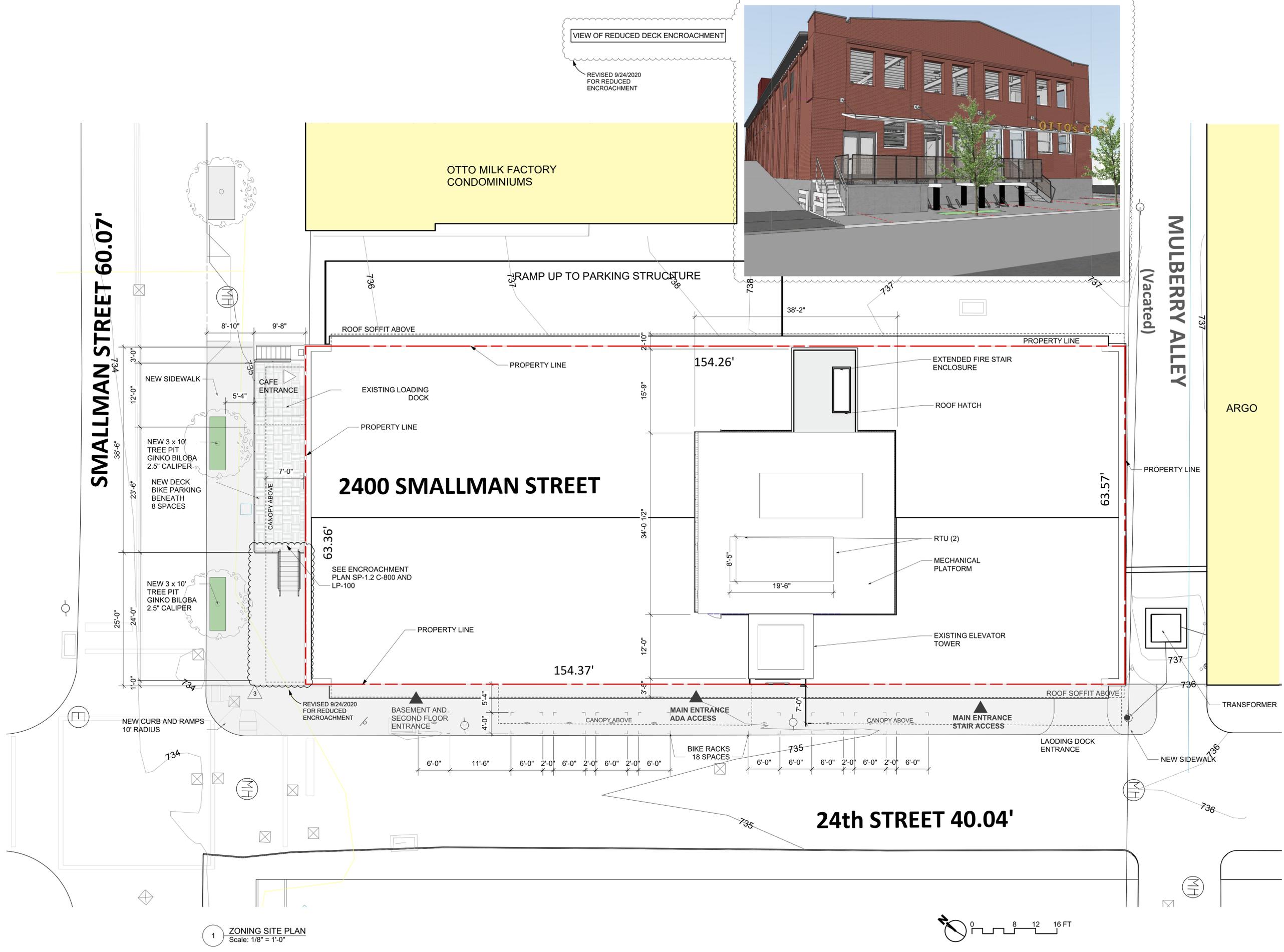
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Sheet Number  
**SP- 1.1**



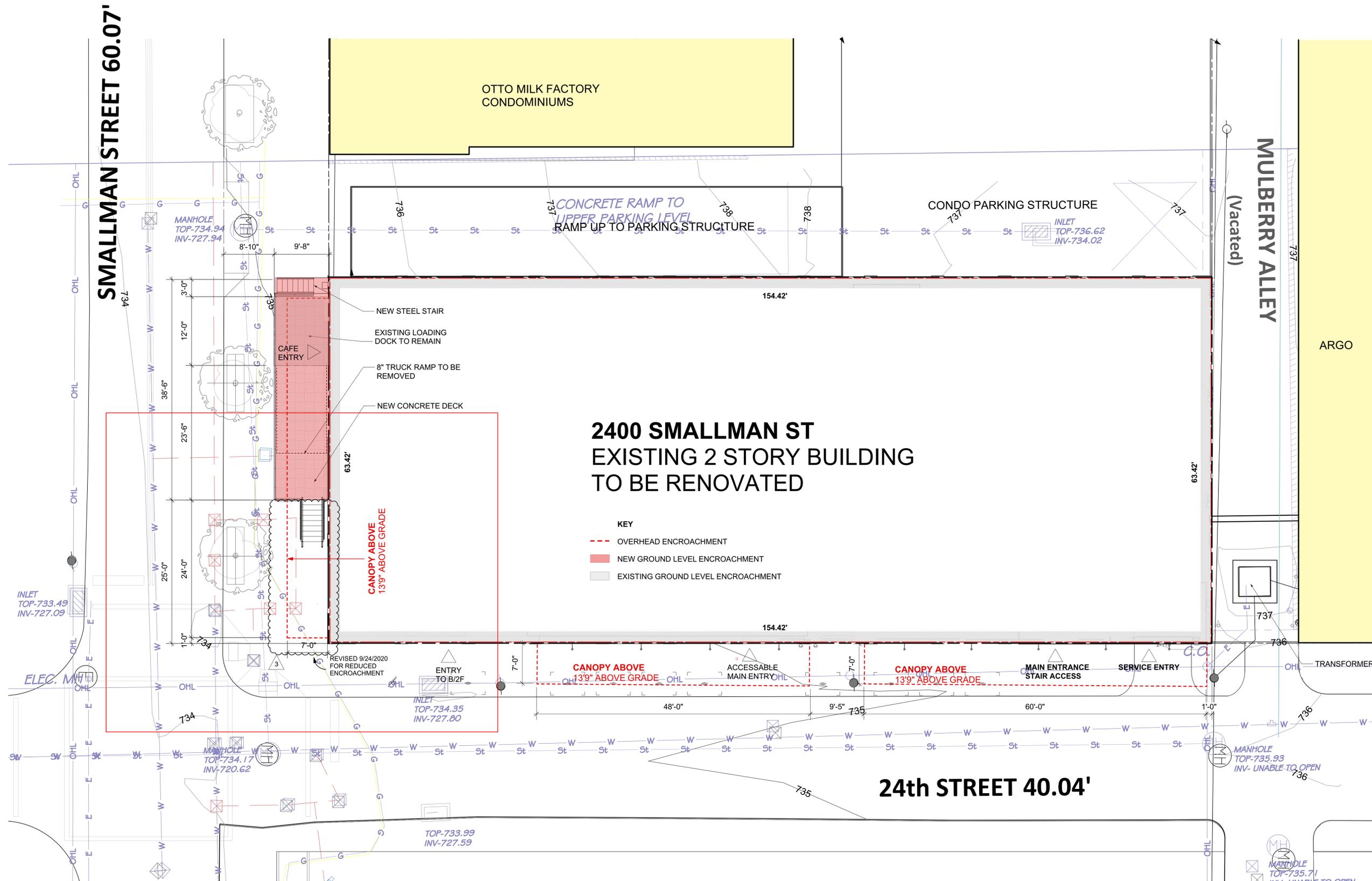
VIEW OF REDUCED DECK ENCROACHMENT

REVISED 9/24/2020 FOR REDUCED ENCROACHMENT



1 ZONING SITE PLAN  
Scale: 1/8" = 1'-0"

Notes:  
**GMP/ PERMIT SET**  
 JULY 10, 2020



**2400 SMALLMAN ST  
 EXISTING 2 STORY BUILDING  
 TO BE RENOVATED**

- KEY**
- OVERHEAD ENCROACHMENT
  - NEW GROUND LEVEL ENCROACHMENT
  - EXISTING GROUND LEVEL ENCROACHMENT

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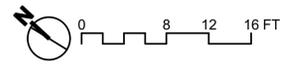
Address  
 2400 Smallman Street  
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Architects Seal

Sheet Title  
**Encroachment Plan**

Release Note:  
 Date issued: **10 JULY 2020**  
 Revisions:  
 1 August 11, 2020-Addendum #1  
 2  
 3 Oct. 09, 2020 - Addendum 3  
 4  
 5

Sheet Number  
**SP- 1.2**





2405

25th St

3R Building Sustainability

2401

Wileg Whiskey Distillery

Otto Milk

Araujo Photography

Mulberry Way

Smallman St

2400

2400

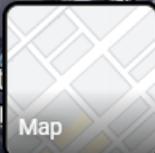
Argo AI

244

24th St

2401

Kelly O's Diner  
in the Strip  
Takeout



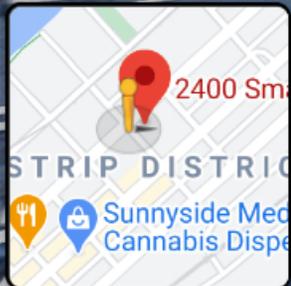
Google

Bold Escape

2399 Smallman St  
Pittsburgh, Pennsylvania

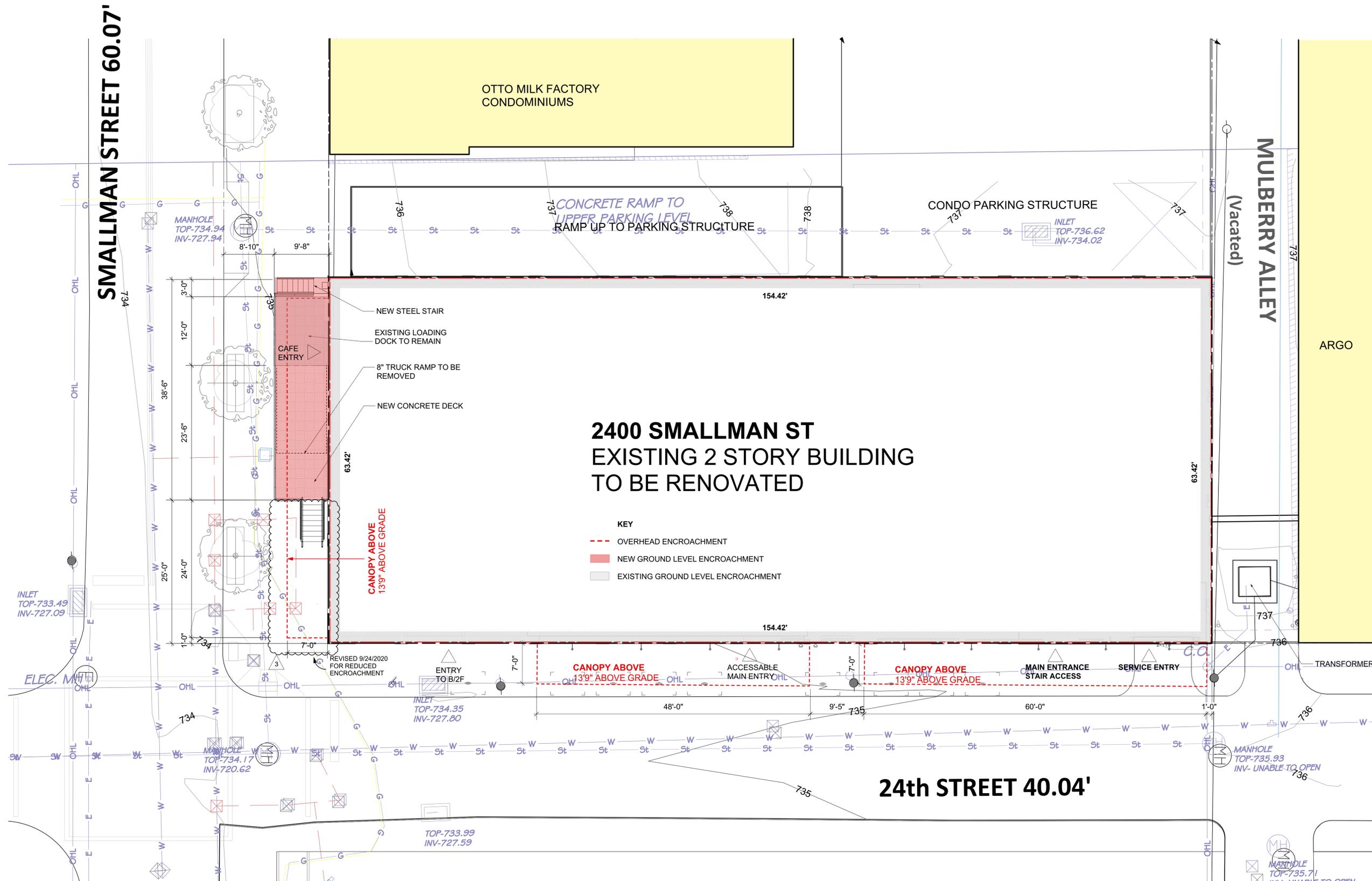


Street View



Google

Notes:  
**GMP/ PERMIT SET**  
 JULY 10, 2020



**2400 SMALLMAN ST  
 EXISTING 2 STORY BUILDING  
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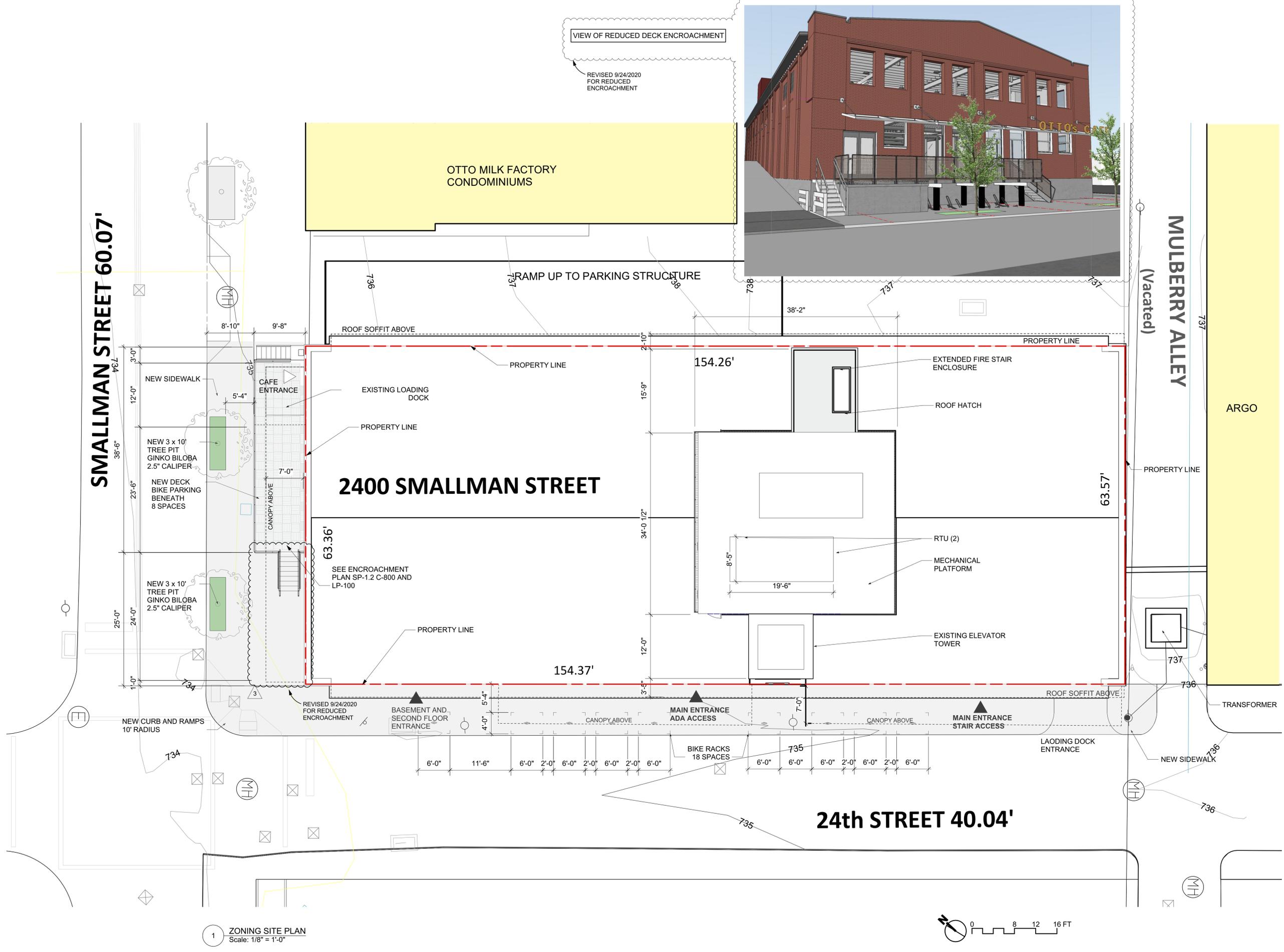
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- 5**

Sheet Number

**SP- 1.1**



1 ZONING SITE PLAN  
Scale: 1/8" = 1'-0"

