

WILLIAM PEDUTO MAYOR KARINA RICKS DIRECTOR

# MEMORANDUM

Director Chris Hornstein - Public Works
Director Sarah Kinter - PLI
Director - Finance
Anthony Bilan - Law

From:	Director Karina I	ridesZ
		1

CC: Jen Massacci

Date: May 6, 2021

Re: Encroachment Permit

We have a request for an encroachment permit at 1022 Chestnut Street in the 23<sup>rd</sup> Ward, 2<sup>nd</sup> Council District, as shown on the attached plan. A copy of the request is also attached.

BBC PITTSBURGH LLC is proposing improvements for two (2) projecting signs. Kindly let us know if you have objection to this request.

KR/JM

Attachments

WILLIAM PEDUTO MAYOR



KARINA RICKS DIRECTOR

May, 2021

President and Members City Council City of Pittsburgh

#### RE: 1022 Chestnut Street ENCROACHMENT

Dear President and Members of City Council:

Attached, we have a request for an encroachment permit. BBC PITTSBURGH LLC is proposing improvements for a projecting sign, at 1022 Chestnut Street in the 23<sup>rd</sup> Ward, 2<sup>nd</sup> Council District, as shown on the attached plan. A copy of the request is also attached.

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:Mare	ch 31, 2021	_					
Applicant Name:	BBC Pittsburgh	LLC - Nikola Katic					
Property Owner's Name (if different from Applicant):BBC Pittsburgh LLC							
Address: 142 Kingston Avenue, Cranberry Twp, Cranberry, PA 16066							
Phone Number: <u>309 868 5076</u> Alternate Phone Number:							
Location of Proposed Encroachment:1022 Chestnut Street, Pittsburgh PA, 15212							
			k:24-F-103				
			(zoning office 255-2241)				
			DCP-ZDR-2021-03403				
Is the existing right-of-way, a street or a sidewalk?Existing Right-Of-Way							
Width of Existing Right-of-Way (sidewalk or street):8' (Before encroachment)							
Length of Existing Right-of-Way (sidewalk or street): 22.15 (Before encroachment)							
Width of Proposed Encroachment:48"Wx24"Hx1"							
Length of Proposed Encroachment:5'3'							
Number of feet the proposed object will encroach into the ROW: 5'3'							
Two signs, one of the side of the building 48"Wx72"H, one in the Description of encroachment: front 48"Wx24"Hx1"							
Reason for appli	cation:						

To replace the old signage with the new signage. Sign on the side of the building is exact same size as previous one just different name. Sign on the front is now facing out of the building and attached to the building. March 30, 2021 Nikola Katic – BBC Pittsburgh LLC City Of Pittsburgh DOMI Directors Proposed Project Letter – Coffee Shop Sign

To Whom It May Concern,

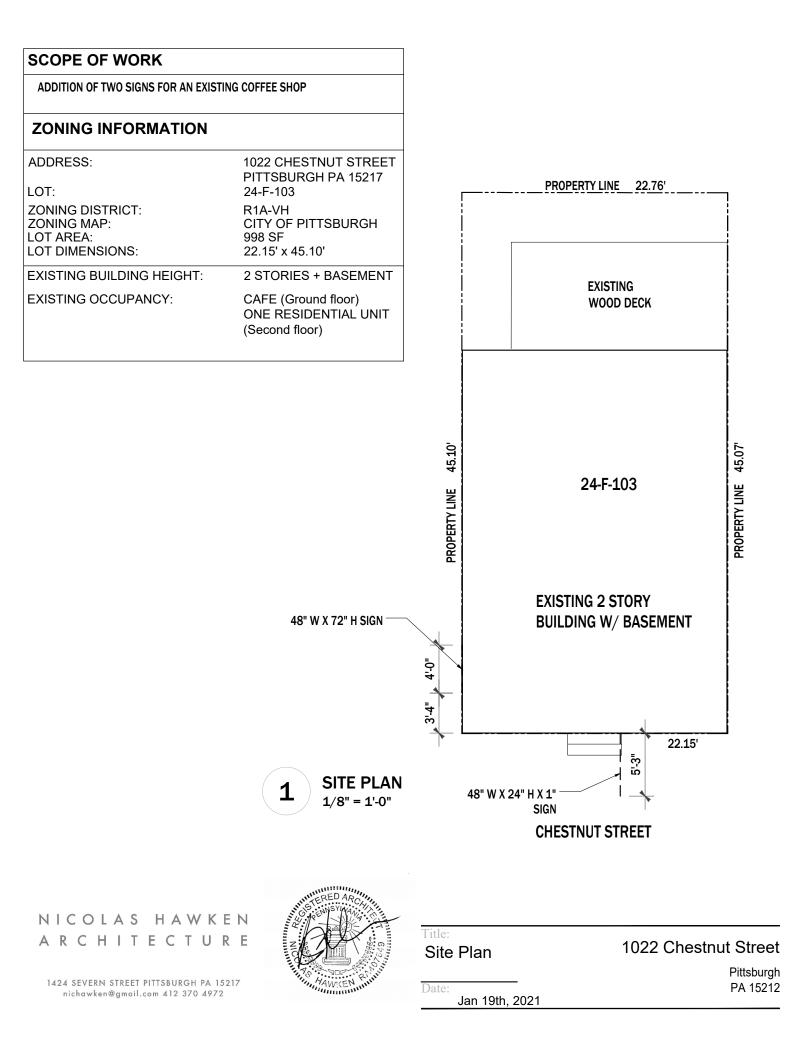
My name is Nikola Katic, co-partner in BBC Pittsburgh LLC company that owns 1022 Chestnut Street, Pittsburgh, PA 15212 property and the coffee shop "The Garden Café" located at the same property. The intent of the letter is to describe the proposed project for the Garden Café.

BBC Pittsburgh LLC purchased the property 1022 Chestnut Street where it used to be "Kaffe House" coffee/community shop. After BBC Pittsburgh purchased the property, the company decided to start our own coffee shop with the different name - The Garden Café. We have removed/replaced the old signage of Kaffe House with new signs of The Garden Café. The sign on the side of the building is the same size and at the same location as previous one, just different name on it. The front side "Kaffe House" sign was removed and the new sign was installed. While the old sign was made of metal letters and attached to the building, the new sign is made of steel and attached to the front of the building above/right of the main entrance door. Signed and stamped drawings by the architect of the sign are attached/uploaded along with this document.

Please don't hesitate to reach out directly to me at my cell phone (309) 868 5076, or via email nikola.katic@gmail.com wish you have any questions.

Sincerely, Nikola Katic

Co-Partner



## **CODE SUMMARY**

Thus application is for the request of a Business Sign for an existing Cafeteria- per:

919.01.C Special Definitions

3. Business Sign means a sign that directs attention to a business, organization, profession or industry located upon the premises where the sign is displayed; to the type of products sold, manufactured or assembled; and/or to the service or entertainment or other activity offered on such premises; except a sign pertaining to the preceding if such activity is only minor and incidental to the principal use of the premises.

The Cafe is a non-conforming use in a Residential Zoning District per:

919.01.F Signs Identifying Nonconformities

No sign shall be erected or painted identifying a nonconforming use without review by the Board of Adjustment.

919.03.M Business Signs and Identification Signs

Business signs or identification signs (other than the miscellaneous signs described in Sec. 919.03.A through Sec. 919.03.L, and Sec. 919.03.N) shall be allowed in accordance with the following standards.

919.03.M.1 General

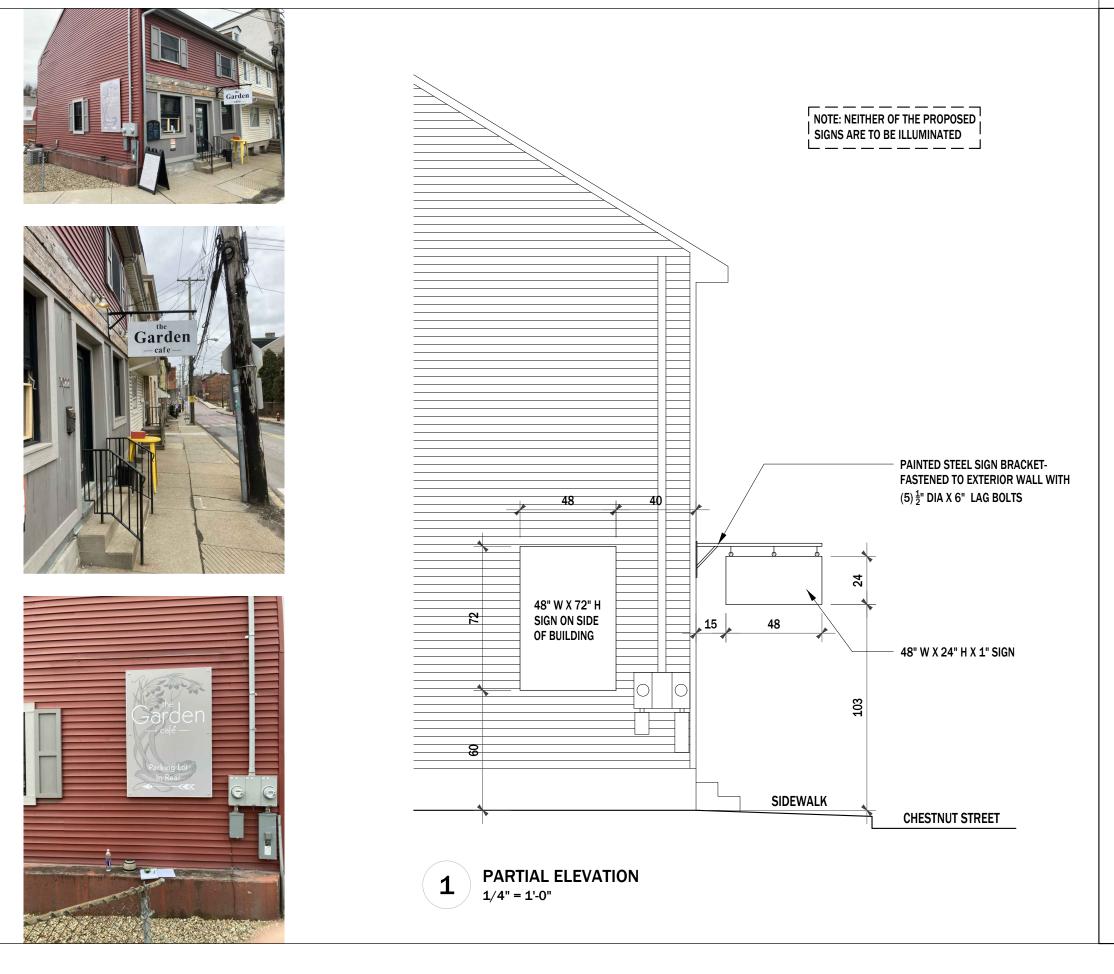
(a) Ground signs shall be situated on the zoning lot, shall not extend beyond any street line or lot line and shall not extend above the height limit of the respective zoning district, unless otherwise designated;

(b) The face area of signs shall not exceed a vertical measurement of twenty (20) feet;

(c) Such signs may be attached to a building wall and no part of the sign shall project more than four (4) inches at a height below eighty (80) inches from the grade beneath the sign; except projecting signs as defined in 919.03.M.8. Signs attached to the building at a height above eighty (80) inches from the bottom of the sign to the grade beneath the sign shall not project more than three (3) feet from the building; and

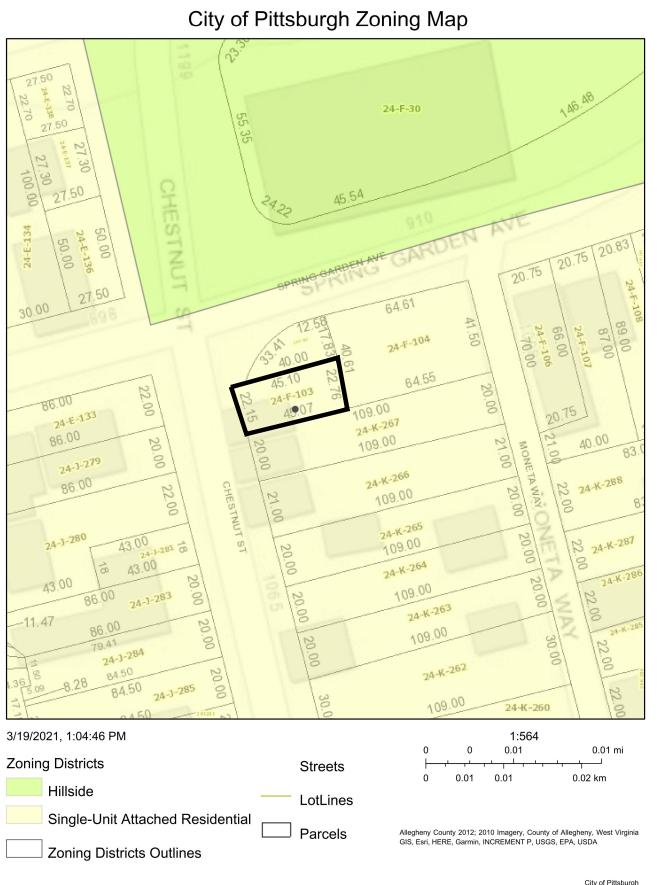
(d) May be illuminated.

#### SIGNAGE INFORAMTION



	SHEET LIST			
CODE SUMMARY NOTE: NOT ALL SECTIONS CITED	INDEX OF DRAWINGS			
APPLY TO THIS PROJECT 1. The Contractor shall perform the scope of work	SHEET NUMBER SHEET NAI	ME 01/19/2021		
skillfully, carefully, and in a workmanlike manner, free from defects, in either materials or workmanship.	01-PROJECT INFORMATION CS-1 COVER SHEET	•		
2. The Contractor shall supervise and direct the				
work, using the Contractor's best skill and attention.	APPLICABLE CODES	S AND STANDARDS		
3. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, safety and procedures and	CITY OF PITTSBURGH ZONING CODE			
for coordinating all portions of the work under the contract, unless the contract documents give other	SCOPE OF WORK			
specific instruction concerning these matters.	INSTALLATION OF TWO SIGNS FOR AN EXISTING COFFEE SHOP			
4. All materials incorporated into the work shall be new, unless otherwise noted.	ZONING INFORMATI	ON		
5. Temporary bracing of the structure is the responsibility of the Contractor.	ADDRESS:	1022 CHESTNUT STREET PITTSBURGH PA 15217 24-F-103		
6. The Contractor is responsible for complying with all applicable codes including, but not limited to, zoning and building codes.	ZONING DISTRICT: ZONING MAP: LOT AREA: LOT DIMENSIONS:	R1A-VH CITY OF PITTSBURGH 998 SF 22.15' x 45.10'		
7. The Contractor shall consult with the Owner and Architect regarding selection of all materials and	EXISTING BUILDING HEIGHT:	2 STORIES + BASEMENT		
products that have an impact on the quality, durability and appearance of the house.	EXISTING OCCUPANCY:	CAFE (Ground floor) ONE RESIDENTIAL UNIT (Second floor)		
8. Any Contractor proposed substitutions shall be coordinated with the Owner and Architect before the purchase of any material.				

## **ZONING MAP**



## NICOLAS HAWKEN ARCHITECTURE

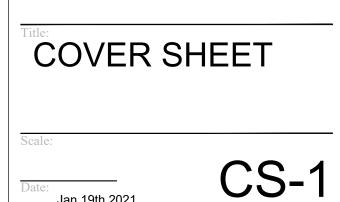
1424 SEVERN STREET PITTSBURGH PA 15217 nichawken@gmail.com 412 370 4972



Date Description Nicolas Hawken RA Professional of Record

Jan 19th 2021

1022 Chesnut Street Pittsburgh PA 15212



City of Pittsburgh City of Pittsburgh

					DATE	(MM/DD/YYYY)				
7		CER	TIF	ICATE OF LIA	BILI	TY INS	URANC	E		/17/2021
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 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).										
	DUCER				CONTA NAME:			· · · · · · · · · · · · · · · · · · ·		
	urance Consultants of Pittsburgh				PHONE (A/C, N E-MAIL	o, Ext): (412)3		FAX (A/C, No)	<u>: (412)</u>	344-2805
	) Mt. Lebanon Blvd ite 205A				Address: rburkey@icpitt.com					r
	isburgh			PA 15234			URER(S) AFFOR			NAIC #
	URED				INSURE					20271
	BBC Pittsburgh LLC				INSURE					
	142 Kingston Ave				INSURE	RD:				
						IR E :			·····	
	Cranberry Township			PA 16066-2002	INSURE	RF:				
	VERAGES HIS IS TO CERTIFY THAT THE PO			ENUMBER:				REVISION NUMBER:		
IN C	NDICATED. NOTWITHSTANDING A ERTIFICATE MAY BE ISSUED OR XCLUSIONS AND CONDITIONS OF	NY REQUI	reme Tain.	NT, TERM OR CONDITION THE INSURANCE AFFORD	OF AN	IY CONTRACT	f or other Es describe	DOCUMENT WITH RESP	FCT TO	WHICH THIS
INSR		ADD					POLICY EXP (MM/DD/YYY)	LIM	TS	
		r						EACH OCCURRENCE	\$ 1,00	00,000
		t						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,00	00,000
А				000 4400070		10/11/0000		MED EXP (Any one person)	\$ 5,00	
	GEN'L AGGREGATE LIMIT APPLIES PER	<b>-</b>		Q36-1120976		12/11/2020	12/11/2021	PERSONAL & ADV INJURY		0,000
								GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	\$ 2,00	0,000
	OTHER:							FRODUCTS - COMPTOP AGG	\$ 2,00	,000
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$	
	ANY AUTO							BODILY INJURY (Per person)	\$	
	AUTOS AUTOS NON-OWNE							BODILY INJURY (Per accident)		
	HIRED AUTOS AUTOS							(Per accident)	\$	
	UMBRELLA LIAB OCCUR								\$	
	EXCESS LIAB CLAIMS							EACH OCCURRENCE	\$	
	DED RETENTION \$							AUGREGATE	\$ \$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							PER OTH- STATUTE ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE							E.L. EACH ACCIDENT	\$	
	(Mandatory in NH) If yes, describe under							E.L. DISEASE - EA EMPLOYE	\$	
	DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	\$	
DES	CRIPTION OF OPERATIONS / LOCATIONS /	VEHICLES (	CORD	101, Additional Remarks Schedul	le, may b	e attached if more	e space le regula	ad)		
							o opuee is require	547		
CERTIFICATE HOLDER CANCELLATION										
		-			OANO	ELLATION		<u> </u>		
City of Pittsburgh 200 Ross Street, Suite 320			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.							
Pittsburgh, PA 15215 AUTHORIZED REPRESENTATIVE La Bander										
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