WILLIAM PEDUTO MAYOR



KIMBERLY LUCAS ACTING DIRECTOR

October, 2021

President and Members City Council City of Pittsburgh

RE: 2178 CENTRE AVENUE ENCROACHMENT

Dear President and Members of City Council:

We have a request for an encroachment permit at 2178 Centre Avenue, in the 5th Ward, 6th Council District, as shown on the attached plan. A copy of the request is also attached.

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, is proposing to install an ADA-accessible ramp to access the building's commercial entrance on Centre Avenue. The ramp traverses an approximate 0.9-foot elevation difference and replaces an existing set of steps.

Your favorable approval of this proposed Resolution is hereby recommended.

Sincerely,

Kimberly Lucas Kimberly Lucas

Acting Director

KL:JM Attachments

Tomas Boyd, Owner TomTom 24 Development LLC 1802 Bentley Drive, #402 Pittsburgh, Pennsylvania 15219

May 19th, 2021

Karina Ricks Director of Mobility and Infrastructure City of Pittsburgh Department of Mobility & Infrastructure 611 Second Avenue Pittsburgh, Pennsylvania 15219

RE: Encroachment Application Packet – Letter to the Director Big Tom's Barbershop Building Renovations 2178 Centre Avenue, Pittsburgh, Pennsylvania 15219 DCP-ZDR-2021-06312 Request for Encroachment Permit Approval

Dear Karina Ricks,

TomTom 24 Development LLC has plans to renovate the existing building located at 2178 Centre Avenue in Pittsburgh. The Big Tom's Barbershop ("Project") involves the rehabilitation of a 3-story existing building and creation of ancillary outdoor open space in the Hill District of the City of Pittsburgh. The intent is to preserve the building exterior's urban form with newly installed double-hung windows as well as masonry repointing and repair, upgrade the interior to provide an accessible and versatile space for commercial tenants, as well as provide an exterior open space for residents. Building exterior upgrades include a newly installed storefront that elevates the streetscape and new ADA-accessible ramp/walkway to the first-floor main commercial entrance on Centre Avenue.

The proposed 4.36-foot-wide and 23.67-foot-long ADA Accessible Ramp will encroach into the public right-ofway at the sidewalk. The existing sidewalk approaching the encroachment is approximately 11.43 feet wide, which would be reduced to 7.07 feet wide after the proposed ramp is installed.

TomTom 24 Development LLC is seeking encroachment permit approval for the proposed ADA-accessible ramp at the sidewalk adjacent to the project at 2178 Centre Avenue (Parcels: 10-P-113-A and 10-P-113-B). Please contact the project consultant Cosmos Technologies, Inc. (Chirag Moradiya) at 216.732.0111 or cmoradiya@cosmostechnologiesinc.com if you require any additional information to process the application.

Sincerely,

Tomas Boyd, Owner TomTom 24 Development LLC WILLIAM PEDUTO MAYOR

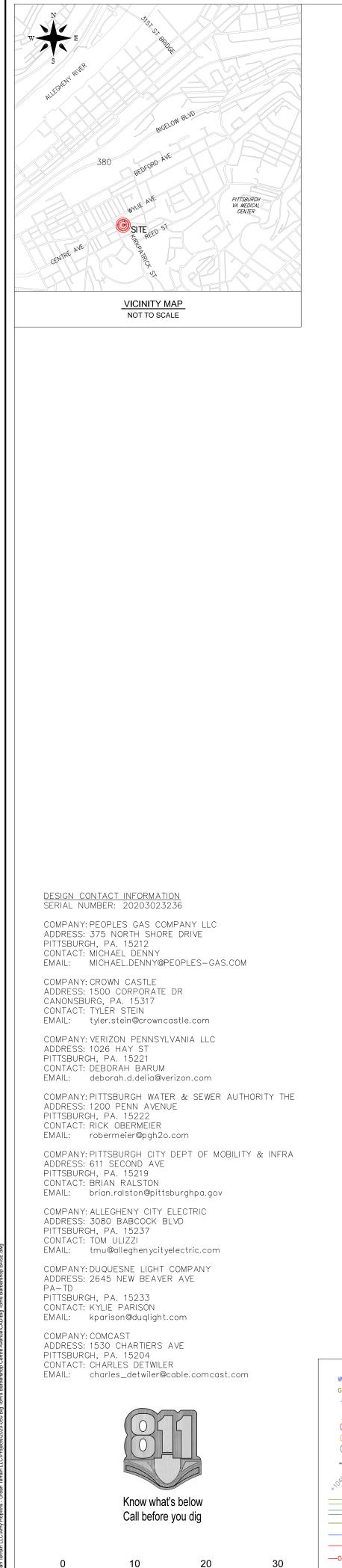


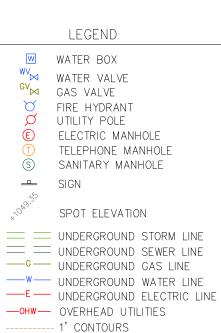
KIMBERLY LUCAS ACTING DIRECTOR

City of Pittsburgh Department of Mobility & Infrastructure City-County Building

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

Date: 05/19/2021
Applicant Name: Chirag Moradiya (Cosmos Technologies Inc.)
Property Owner's Name (if different from Applicant): Thomas Boyd (TomTom 24 Development, LLC) 1802 Bentley Drive, #402, Pittsburgh, PA, 15219 Address:
Phone Number: Alternate Phone Number:
Location of Proposed Encroachment: 2178 Centre Avenue, Pittsburgh, PA, 15219
Ward: Council District: Lot and Block: 10-P-113-B, 10-P-113-A
What is the properties zoning district code: LNC (zoning office 255-2241)
Planning/Zoning Case OneStop Number (if applicable): ZDR- DCP-ZDR-2021-06312
Is the existing right-of-way, a street or a sidewalk?sidewalk
Width of Existing Right-of-Way (sidewalk or street): (Before encroachment)
68 feet 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:4.36 feet
ADA Accessible Ramp (with 5% slope) on sidewalk to access main building entrance Description of encroachment:
Reason for application: To provide an ADA-accessible ramp to access the building's commercial entrance
on Centre Avenue. The ramp traverses an approximate 0.9-foot elevation difference and replaces an
existing set of steps.





---- 5' INDEX CONTOURS





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15			30 Fee	et





PROJECT NO.

05/19/2021

DATE

OWNER:

TomTom24

Development, LLC

1802 Bentley Drive, #402 Pittsburgh, PA 15219

ZOINING REVIEW NUMBER:

DCP-ZDR-2021-06312

ENCROACHMENT **PERMIT PLOT PLAN -1**

C001



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BIBLE	RAMP ON	
	30 Feet	





PROJECT NO.

05/19/2021

OWNER:

DATE

TomTom24 Development, LLC

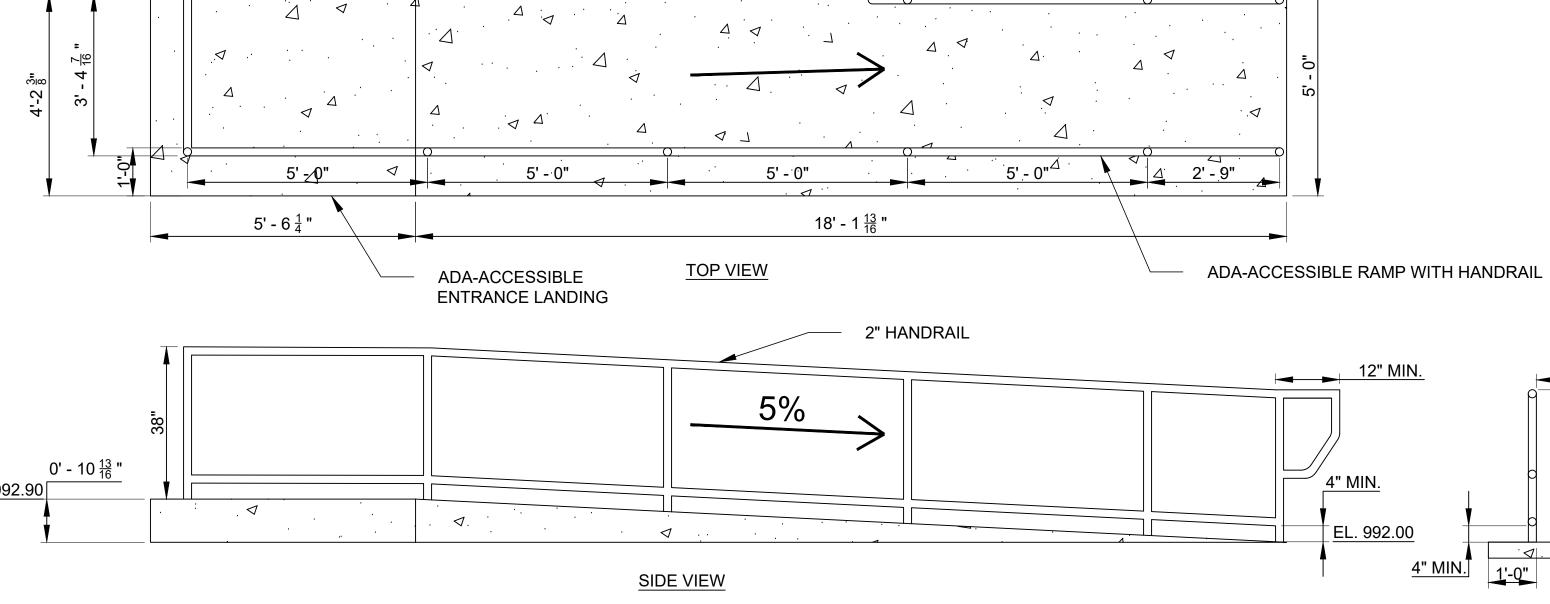
1802 Bentley Drive, #402 Pittsburgh, PA 15219

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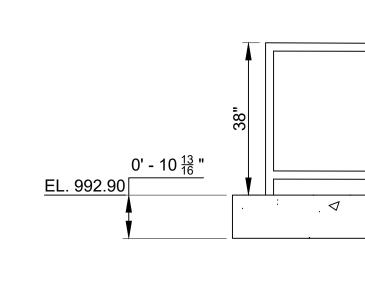
DCP-ZDR-2021-06312

ENCROACHMENT PERMIT PLOT PLAN -2

C002





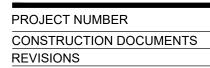


6A ADA-ACCESSIBLE RAMP WITH HANDRAIL DETAIL

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 \bigtriangleup

TECHNO 700 River Ave, Suite 100, Pittsburgh, PA 15212 (P): 412.321.3951 REGISTERE \ PROFESSIONAL JASON JOHN BORNE \ ENGINEER / PE073804



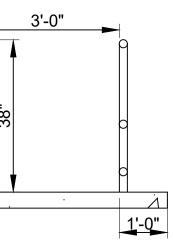
06/16/2021

BIG TOM'S BARBERSHOP

TOM TOM 24 DEVELOPMENT, LLC 1802 BENTLEY DRIVE, #402 PITTSBURGH, PA, 15219

SITE LAYOUT DETAILS

<u>C202</u>



FRONT VIEW



February 19, 2021

Chirag Moradiya Cosmos Technologies Inc. 700 River Ave. Suite 100 Pittsburgh, PA 15212

Subject: Water and Sewer (W&S) Use Approval Project Name: 2178 Centre Ave. (Project) PWSA Project No.: 20014.45

Dear Chirag:

The W&S Use Application for the Project has been approved, as summarized below:

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	1900	1900	.58
Existing Flow	0	0	.50
Net Flow	Net Flow 1900		

The PWSA shall request the Department of Environmental Protection (DEP) to issue a Final Determination on the Need for Sewage Planning. If sewage planning is required, we have enclosed for your use the location of the most limited capacity sewer (MLCS). The hydraulic capacity of the MLCS shall be determined via the following method:

- \boxtimes Peak Flow Depth Measurements (Sanitary Net Flow \leq 2,000 gpd)
- □ Flow Monitoring (Sanitary Net Flow > 2,000 gpd)

Our review was based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x9996 or mbridges@pgh2o.com.

Sincerely,

Midor Bidgo

Digitally signed by Midori Bridges DN: cn=Midori Bridges, c=US, o=PWSA, ou=Engineering, email=mbridges@pgh2o.com Reason: I am approving this document Date: 2021.02.19 11:51:33 -0500'

Midori Bridges Cooperative Education Intern

Enclosure(s)

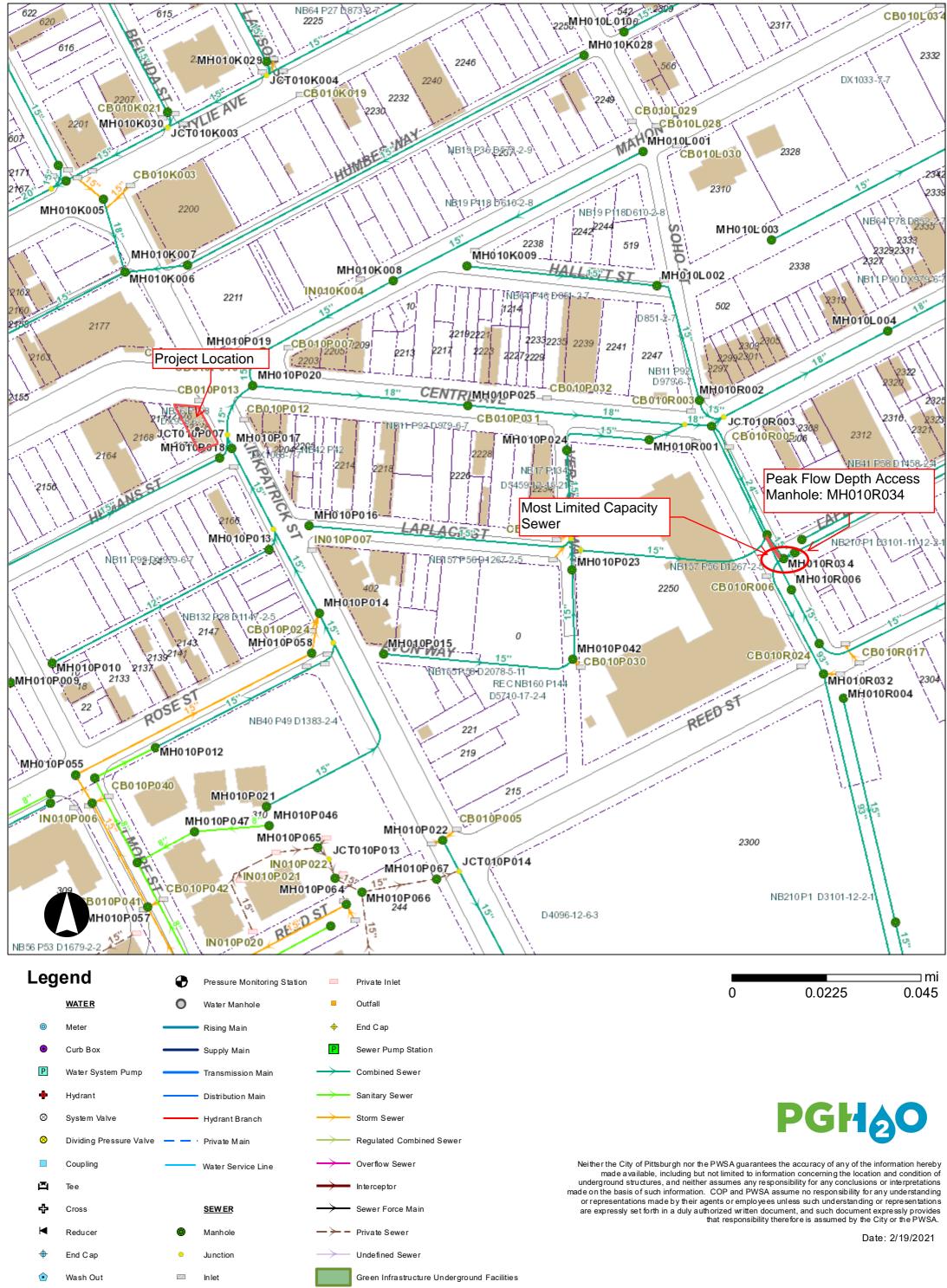
cc: Barry King, PE, PMP – PWSA (via email) Kate Mechler, PE – PWSA (via email) Robert Herring, PE, PMP – PWSA (via email) eBuilder – Filing System (via email)



Water and Sewer (W/S) Use Application Form

Instructions	The complete W/S Use Application shall be uploaded via e-builder. To obtain an e-builder project folder, please make a request on our website at www.pgh2o.com/permits . In addition, please refer to the Developer's Manual for detailed information on application requirements.							
Requirements	Application Fee	e 🔳 Applica	ation Form	Narrative				
	Flow Calculation	ons 📃 Site Pla	an 🔳	Floor Plan				
Project Info	Project Name:	Big Tom's Ba	arbershop					
	Address:	2178 Centre	Avenue,					
		Pittsburgh, F	PA, 15219					
	Is the Project locat	ted on a lot created	prior to May 15, 1972	? 🗌 YES 🔳 NO				
Owner/Developer	Name:	TomTom24	Development, L	LC				
	Address:	1802 Bentley	y Drive, #402					
		Pittsburgh, F	PA, 15219					
	Email:	bigtomsshop	@gmail.com					
	Phone Number:							
Consultant	Firm Name:	Cosmos Tec	Cosmos Technologies Inc.					
	Address:	700 River Av	700 River Avenue, Suite 100					
		Pittsburgh, F	Pittsburgh, PA, 15212					
	Contact Name:	Chirag Mora	diya					
	Email:	cmoradiya@	cosmostechnol	ogiesinc.com				
	Phone Number:	216-732-011	1					
Flow Data	Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs				
	Project Flow	1900	1900	0.58				
	Existing Flow	0	0	0.50				
	Net Flow	1900	1900	Not Required				
Signature		ded within the Wate	ne best of my knowled r and Sewer Use Appl	-				
	Name, printed:	Chirag Moradiya						
	Signature:	Chirag Me	oradiya					
	Date:	02/17/2021	U					

2178 Centre Ave.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

	6/22/2021								
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).									
				ICh endorsement(s	5).				
PRO	DUCER Edgewood Partners Insura	ance Ce	nter, Inc.	NAME:		544			
	301 Grant Street, Suite 47	0		PHONE (A/C, No, Ext):		FAX (A/C, No):			
	Pittsburgh, PA 15219			E-MAIL ADDRESS:					
						RDING COVERAGE		NAIC #	
1010				INSURER A: Nat'l U				19445	
	RED W. Campbell Contracting Comp	anv		INSURER B : Selecti	ve Insurance (Co.		12572	
	09 Zeta Drive	any		INSURER C: New H	ampshire Ins.	Co.		23841	
	ittsburgh PA 15238			INSURER D: Travele	rs Property C	asualty Co.		25674	
	-			INSURER E: Greenw	vich Insurance	e Company		22322	
				INSURER F :					
со	VERAGES CER	TIFICAT	E NUMBER: 62423665			REVISION NUMBER:			
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						DAMAGE TO RENTED	\$500.0	<i>.</i>	
						PREMISES (Ea occurrence)	í í		
	Contractual Liability					MED EXP (Any one person)	\$25,00		
						PERSONAL & ADV INJURY	\$1,000	· · · · · · · · · · · · · · · · · · ·	
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$2,000	0,000	
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						(Per accident)	\$		
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	DED RETENTION \$						\$,	
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	y of Pittsburgh is named as Additional Ir 2178 Centre Avenue, Pittsburgh, PA 1		der General Liability if requi	red by written contra	act with respe	ct to the described locatio	n(s).		
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CE	RTIFICATE HOLDER			CANCELLATION					
C 2 P	City of Pittsburgh 200 Ross Street, Suite 320 Pittsburgh PA 15219								
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	2042 CENTRE AVE			
	PITTSBURGH			PA 15219
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DATE (MM/DD/YYYY)

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this certificate does not confer rights t	o the	certi	ficate holder in lieu of su	ICh end					
A For The People Insurance Agency - PA					, Ext) : (412) 62		FAX (A/C, No)		
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				ADDILL					NAIC #
Pittsburgh			PA 15219	INSURE	RA: Liberty M	Autual Insurar	ice Company		12466
INSURED				INSURE	RB:				
Tom Boyd D/B/A Big Tom's E	arber	Shop		INSURE	RC:				
2042 CENTRE AVE				INSURE					
PITTSBURGH			PA 15219	INSURE					
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							EACH OCCURRENCE	\$	1000000
CLAIMS-MADE X OCCUR							PREMISES (Ea occurrence)	\$	100000 5000
			BZS (22) 60904410		01/29/2021	01/29/2022	MED EXP (Any one person) PERSONAL & ADV INJURY	\$ \$	1000000
GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$	2000000
POLICY PRO- JECT LOC							PRODUCTS - COMP/OP AGG	\$	1000000
OTHER:								\$	
							COMBINED SINGLE LIMIT (Ea accident)	\$	
ANY AUTO							BODILY INJURY (Per person) BODILY INJURY (Per accident)	\$	
AUTOS ONLY AUTOS HIRED NON-OWNED							PROPERTY DAMAGE	\$	
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EXCESS LIAB CLAIMS-MADE							AGGREGATE	\$	
DED RETENTION \$							IPER OTH-	\$	
AND EMPLOYERS' LIABILITY Y / N							STATUTE		
ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A						E.L. EACH ACCIDENT	\$	
(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYE		
								•	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHI	CLES (ACOR	D 101, Additional Remarks Sched	tule, may	be attached if me	ore space is req	uired)		
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200 ROSS STREET				AUTHO		NTATIVE			
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PITTSBURGH, PA 15219						1099-2015 /	CORD CORPORATION	All rig	hts reserved