



A. PROJECT INFORMATION

1. APPLICATION IS: Development Project Protest Appeal

2. STAFF REVIEW DATE: 6/30/2020

3. SITE INFORMATION

Development Address: No primary address.

Parcel ID(s)/Lot-and-Block Number(s): 0030-M-00070-0000-00

Project Description: New construction of boat docks and boathouse as Temporary Interim Use.

3. CONTACT INFORMATION

Applicant Name: Benjamin Landin

Applicant Contact (phone and email): (412) 264-4400, blandin@lsse.com

B. ZBA HEARING INFORMATION

Zone Case # Click here to enter text. of 2020

Date of Hearing: Click here to enter text. *148
Sep 3, 2020*

Time of Hearing: Click here to enter text. *9:40 a.m.*

Zoning Designation: SP-10

Neighborhood: Hazelwood

Zoning Specialist: Kathleen Oldrey

C. ZBA REQUESTS

Type of Request: Special Exception

Code Section: 909.01.Q.3.B.

Description: The docks, boathouse, and walkway are proposed as Temporary Interim Uses. Temporary Interim Uses in the SP-10 zoning district require a Special Exception.

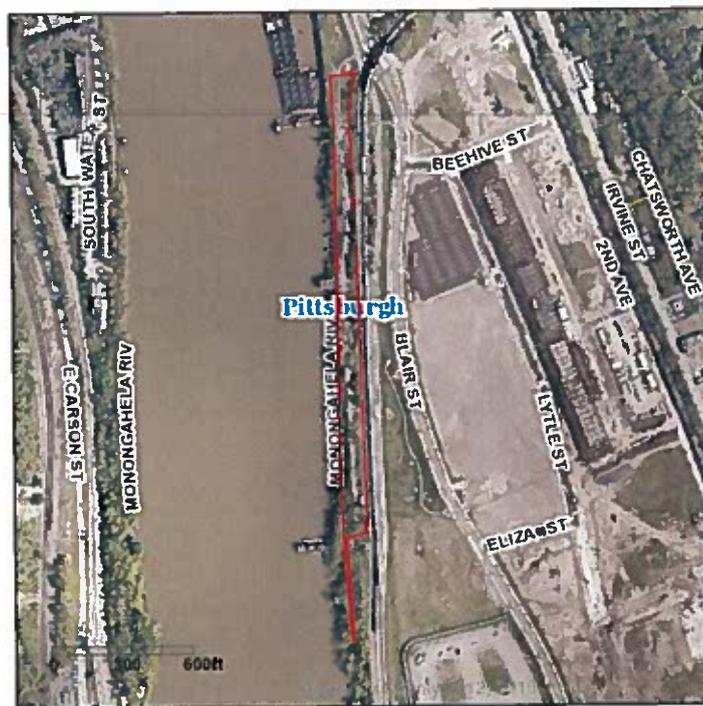
Parcel ID 0030-M-00070-0000-00
Property Address 2ND AVE
PITTSBURGH, PA 15207

Municipality 115 15th Ward - PITTSBURGH
Owner Name ALMONO LP

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.



**Opinion of Probable Construction Costs
Central Catholic Boat House and Dock**

City of Pittsburgh, Allegheny County, Pennsylvania

Prepared by:
Lennon, Smith, Souleret Engineering, Inc.
Date: April 2020

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1	Earthwork				
	a. Clearing, Grubbing, Soil Removal (ave 6" depth)	125	CY	\$10.00	\$1,250.00
	b. Bulk Excavation and Export	410	CY	\$20.00	\$8,200.00
2	Pavement/Curbing				
	a. Storage Building Stone Access	315	SY	\$22.50	\$7,087.50
	b. Concrete Sidewalk	90	SY	\$50.00	\$4,500.00
3	Erosion Control	0.50	Acres	\$3,000.00	\$1,500.00
4	Landscaping				
	a. Seeding and Mulching	0.5	Acres	\$2,000.00	\$1,000.00
5	Guide Rail	150	LF	\$55.00	\$8,250.00
6	Aluminum Railing with 6" Concrete Curb	240	LF	\$150.00	\$36,000.00
7	Pole Building	1	LS	\$16,800.00	\$16,800.00
8	Floating Docks	1	LS	\$7,550.00	\$7,550.00
				SUBTOTAL	\$92,137.50
				10% CONTINGENCY	\$9,213.75
				TOTAL	\$101,351.25

April 6, 2020
CEC 171 039-R
J-15462

Mr. John Hammond
Central Diesel Power Company
222 Foxhurst Drive
Pittsburgh, PA 15237

**RE: Subsurface Investigation Report – Addendum #2 - Revised
Central Catholic Boathouse – Hazelwood Green
City of Pittsburgh**

Dear Mr. Hammond,

This letter serves as a *revised* clarification addendum to our original Subsurface Investigation Report (CEC 170 482) and Addendum #1, dated February 19th and February 27th, 2020, respectively. This addendum is intended to address concerns of a review of the geotechnical report and subsequent addendum. These concerns are listed below. *This Addendum #2 revision also includes analyses of the cut slopes adjacent to the walkway.*

#1 – On Boring B-2, the top of boring is listed as 717.54, however, based on the topography provided, it appears that the top elevation is closer to 722. Therefore the slope stability calculations are possibly using the values for the stronger fill strata instead of the weaker alluvial strata. This should be clarified and/or revised.

Response: The actual boring elevation is correct. The location shown on the drawing is general and has been re-drawn on the attached sketch to reflect a more accurate location. This will not change the results of the analysis as the boring was graphically located on the site drawing based upon its elevation.

#2 – On the addendum #1 letter, it states that the rock trench is required at the toe of slope, however, on the accompanying sketch it is closer to the top of one of the cut slopes and not the toe. This should be clarified and/or revised.

Response: The rock trench location is incorrect. This was primarily drawn for contractor estimating purposes. The new rock trench location is shown on the attached sketch. Also shown is the location of the section analysis.

2018 WAVERLY STREET
PITTSBURGH, PA 15218-2402
(412) 351-6465
FAX: (412) 351-6401
EMAIL: lab@cectestng.com

Page 2
April 6, 2020
CEC 171 039-R

This Addendum #2 revision includes analyses of the cut slopes adjacent to the walkway. The analyses indicated factors of safety for the cut slopes in excess of 1.5. The slope north of the walkway indicated a minimum factor of safety of 2.02. The cut slope adjacent to the south side of the walkway indicated a minimum factor of safety of 1.68. The graphical results of the analyses are attached.

Please contact me if you require additional information.

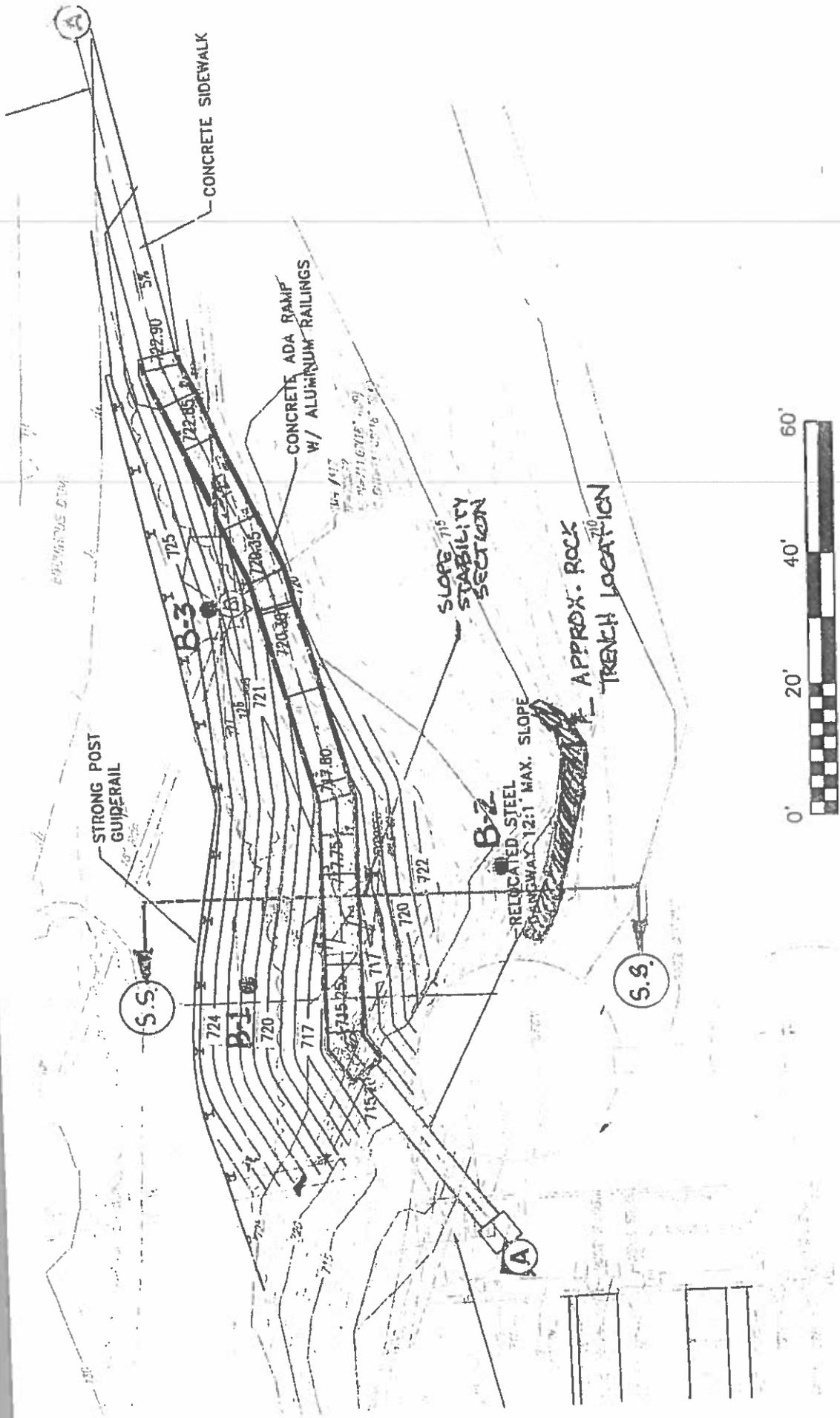
Sincerely,



Ralph Artuso, P.E.
Vice President

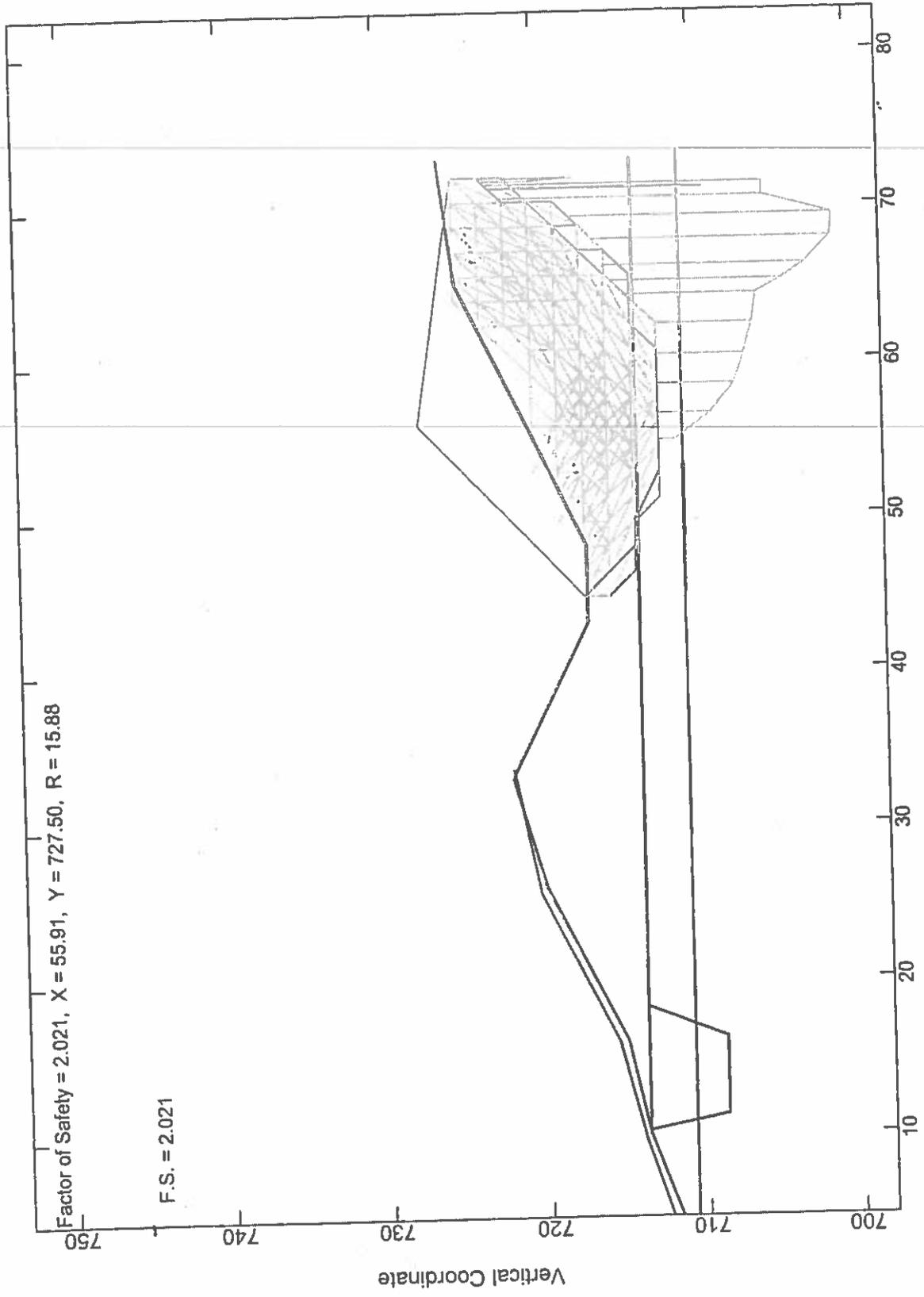
RA/kmc
cc: File



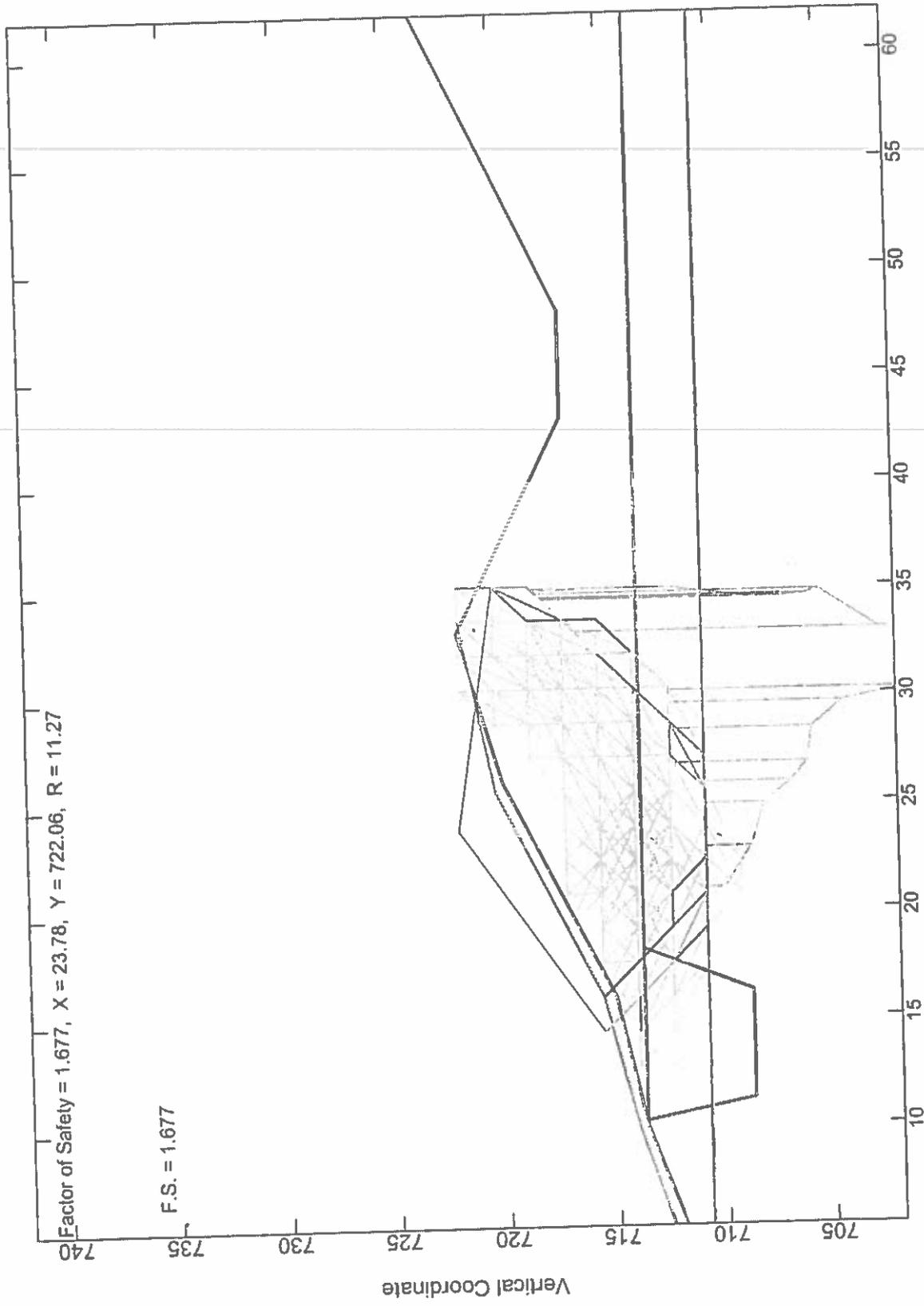


Central Diesel Power Company
 2 Gateway Center
 Pittsburgh, Pennsylvania 15222

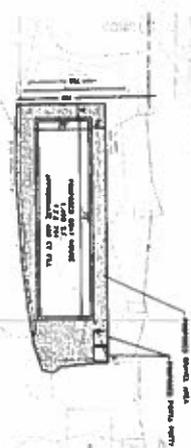
Central Catholic Boathouse – Test Boring Locations / Slope Stability Section / Rock Trench



NORTH CUT SLOPE



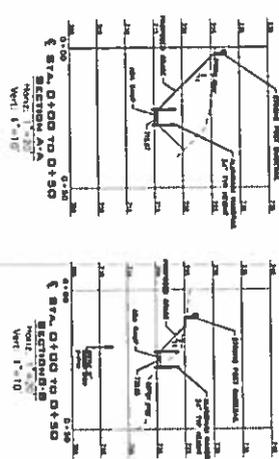
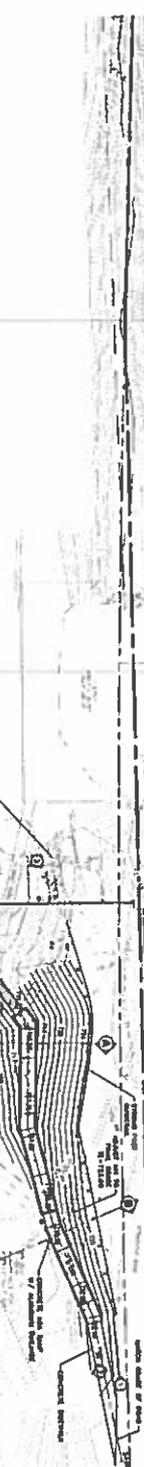
SOUTH CUT SLOPE



PARCEL 1, NO. 146
ALONG RIVER RD. ACCT 146
PLAN 8004821 NO. 10, A-75

PARCEL 1, NO. 146
ALONG RIVER RD. ACCT 146
PLAN 8004821 NO. 10, A-75

LAND OF GLOBBING INC
PLAN 8004821 NO. 10, A-75



SECTION A-A
WPI: 1-115

SECTION B-B
WPI: 1-110

SECTION C-C
WPI: 1-110

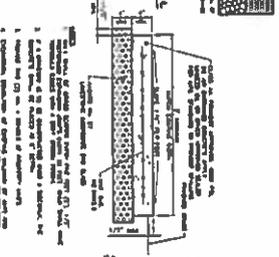
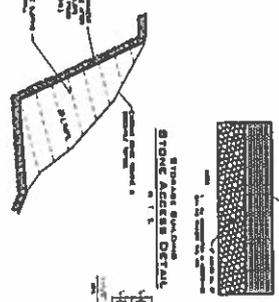
SECTION D-D
WPI: 1-110

SECTION E-E
WPI: 1-110

SECTION F-F
WPI: 1-110

SECTION G-G
WPI: 1-110

MONONGHELA RIVER
FLOW



- SITE NOTES:**
1. Verify the construction of the foundation and wall structure of all existing structures on the site.
 2. Verify the construction of the foundation and wall structure of all existing structures on the site.
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 12. Verify the construction of the foundation and wall structure of all existing structures on the site.
 13. Verify the construction of the foundation and wall structure of all existing structures on the site.
 14. Verify the construction of the foundation and wall structure of all existing structures on the site.

REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/12	ISSUED FOR PERMIT
2	02/15/12	REVISED PER PERMIT COMMENTS
3	03/10/12	REVISED PER PERMIT COMMENTS
4	04/05/12	REVISED PER PERMIT COMMENTS
5	05/01/12	REVISED PER PERMIT COMMENTS
6	06/01/12	REVISED PER PERMIT COMMENTS
7	07/01/12	REVISED PER PERMIT COMMENTS
8	08/01/12	REVISED PER PERMIT COMMENTS
9	09/01/12	REVISED PER PERMIT COMMENTS
10	10/01/12	REVISED PER PERMIT COMMENTS
11	11/01/12	REVISED PER PERMIT COMMENTS
12	12/01/12	REVISED PER PERMIT COMMENTS

NO.	DATE	DESCRIPTION	BY	CHKD.	DATE	DESCRIPTION	BY	CHKD.	DATE
1	01/20/12	ISSUED FOR PERMIT							
2	02/15/12	REVISED PER PERMIT COMMENTS							
3	03/10/12	REVISED PER PERMIT COMMENTS							
4	04/05/12	REVISED PER PERMIT COMMENTS							
5	05/01/12	REVISED PER PERMIT COMMENTS							
6	06/01/12	REVISED PER PERMIT COMMENTS							
7	07/01/12	REVISED PER PERMIT COMMENTS							
8	08/01/12	REVISED PER PERMIT COMMENTS							
9	09/01/12	REVISED PER PERMIT COMMENTS							
10	10/01/12	REVISED PER PERMIT COMMENTS							
11	11/01/12	REVISED PER PERMIT COMMENTS							
12	12/01/12	REVISED PER PERMIT COMMENTS							

Lennon, Smith, Scaffaro
Engineering, Inc.
1000 17th Street, N.W.
Washington, D.C. 20036
Tel: 202-462-1100
Fax: 202-462-1101
www.lsseng.com

Central Diesel Power Company
2000 17th Street, N.W.
Washington, D.C. 20036
Tel: 202-462-1100
Fax: 202-462-1101
www.cdpc.com

Central Catholic Board House and Dock
1000 17th Street, N.W.
Washington, D.C. 20036
Tel: 202-462-1100
Fax: 202-462-1101
www.ccbhd.com

Site Plan
1/21-01-201-2
3 of 3





OVERVIEW

Floodplain Development Applications are **ONLY** required for developments in areas designated as "Special Flood Hazard Areas" of FEMA-issued flood maps. Flood maps can be reviewed at the Division of Zoning and Development Review, or online at the FEMA Map Service Center website (<https://msc.fema.gov/>).

If you are proposing a development of any kind (renovating to existing structures, HVAC, replacing windows/doors/roof/siding, constructing a new building, adding on to an existing building, clearing land, placing fill, grading land, mining, dredging, drilling, etc.) in a floodplain, you **MUST** obtain approval for development in the floodplain prior to beginning the project. There are penalties for failing to do so. This approval is required prior to applying for any other relevant city permits for the proposed development.

Note: This application is only to determine compliance of the proposed development with the Flood Plain Overlay District requirements. **Approval of this application does not constitute approval to begin the project. The applicant must then obtain approval for all relevant permits for the proposed development (building, occupancy, HVAC, electrical, etc.) in order to begin work.**

INSTRUCTIONS

SECTION I—To Be Completed by Applicant

Project Information

Check the box(es) beside the type of development that is being proposed. Documentation of the cost of the proposed project is required so the Zoning Administrator can determine whether or not the improvement is a "substantial improvement." A PDF copy of the Allegheny County Assessment value as well as a professional cost estimate/contract must be attached.

Applicant Signature

Applicant must sign, print and date the application.

SECTION II—To Be Completed by Zoning Administrator

Special Hazard Flood Area Information

The Floodplain Administrator will review the application to determine if the project complies with the requirements of the Flood Plain Overlay District. If the project is a "substantial improvement," additional documentation as described in the Supplement may be required before the Floodplain Administrator can make this determination.

If any of the additional documentation is required, the Floodplain Administrator is to notify the applicant, allow a reasonable length of time for submission of the documents, and then review all submissions to determine whether or not the proposed development is in compliance.

SECTION III—To Be Completed by Zoning Administrator

Compliance Determination

The Zoning Administrator will indicate whether or not the proposed development is in compliance with the requirements of the Flood Plain Overlay District. If the project does NOT comply, the Zoning Administrator will provide an explanation of the deficiencies to the Applicant.



SECTION I (TO BE COMPLETED BY APPLICANT)

A. PROJECT INFORMATION

1. APPLICATION TYPE: New application Amendment/Addition to existing application

2. SITE INFORMATION

Development Address(es): 2nd Avenue

Parcel ID(s) or Block-and-Lot Number(s): 30-M-70

Does the site have a basement as defined in 906.02.J.2 (an area having its floor below ground level on all sides)? Yes No

Describe the proposed development in detail (include changes to use, new construction, renovations, accessory structures and uses, etc.; if development is only in a portion of the building identify which areas):

The project consists of the installation of two 60' long floating boat docks to the existing mooring system, river access improvements including construction of an ADA accessible walkway and associated grading, and the erection of a 1,400 SF pole building for boat storage.

3. DEVELOPMENT (Please check all that apply)

Type of Use:

- Residential (1 to 4 families)
- Residential (More than 4 families)
- Non-Residential:
 - Elevated
 - Flood proofed
- Mixed Use (Residential & Non-Residential)
- Manufactured (mobile) Home
- Accessory Structure
 - Anchored
- Other

Type of Activity:

- Alteration of Existing Structure (Interior)
- Alteration of Existing Structure (Exterior)
- Addition to Existing Structure
- Relocation of Existing Structure
- New Structure (Primary)
- New Structure (Accessory)
- Demolition of Existing Structure
- Replacement of Existing Structure

Other Development Activities:

- | | | |
|--|--|--|
| <input type="checkbox"/> Drilling | <input type="checkbox"/> Excavation ONLY | <input type="checkbox"/> Placement of fill material |
| <input type="checkbox"/> Dredging | <input type="checkbox"/> Watercourse alteration | <input type="checkbox"/> Drainage improvement (incl. culvert work) |
| <input checked="" type="checkbox"/> Clearing | <input checked="" type="checkbox"/> Removing trees | <input type="checkbox"/> Individual water or sewer system |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Planting trees | <input type="checkbox"/> Roadway or bridge construction |
| <input type="checkbox"/> Mining | <input checked="" type="checkbox"/> Parking | <input checked="" type="checkbox"/> Paving or concrete on grade |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Vehicle Storage | <input type="checkbox"/> Storage of equipment and materials |
| <input type="checkbox"/> Sign | <input type="checkbox"/> Recreational vehicle | <input type="checkbox"/> Temporary event or seasonal uses |
| <input type="checkbox"/> HVAC | <input type="checkbox"/> Electrical | <input type="checkbox"/> Other development _____ |

4. COST OF DEVELOPMENT: (Please check applicable source and attach copy of document)

Current Market Value of Structure: N/A

Allegheny County Assessment (structure only) or Certified Appraisal (structure value only)

Project / Job Value: \$101,351

Itemized costs of materials and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators

B. CONTACT INFORMATION

Owner Name: Almono LP

Owner Address: c/o Reed Smith, LLP, 225 5th Avenue, Pittsburgh, PA 15219

Owner Contact (phone and email): 412-288-3131

Is the owner also the applicant? Yes No

If No, complete applicant info below:

Applicant Name: Central Diesel Power Company

Applicant Address: 222 Foxhurst Drive, Pittsburgh, PA 15238

Applicant Contact (phone and email): 412-439-9660, jayhammond@comcast.net

My signature (below) certifies that all information provided as part of this application is correct and that I am authorized by the legal property owner to make this application.

Applicant or Owner Signature: By: *John F. Hammond* Date: May 5, 2020
John F. Hammond, President

C. ADDITIONAL DOCUMENTS AS REQUIRED BY CODE

For any project with new development (including accessory structures) or with improvement exceeding 50% of the structure(s) pre-improvement market value, a site plan is required with the following information:

- A plan of the entire site, clearly and legibly drawn at a standard architect's or engineer's scale (being a scale of one (1) inch equal to one hundred (100) feet or less), showing the following:
 - North arrow, scale, and date;
 - Topographic contour lines;
 - The location of all existing and proposed buildings, structures, and other improvements, including the location of any existing or proposed elements;
 - Subdivision;
 - The location of all existing streets, drives, and other access ways; and
 - The location of any existing bodies of water or watercourses and Special Flood Hazard areas as delineated by current FEMA Flood Insurance Rate Maps, including the floodway, if available.

NOTE: FOR ALL PROJECTS THAT ARE CONSIDERED A "SIGNIFICANT DEVELOPMENT," THE FLOODPLAIN ADMINISTRATOR WILL REQUIRE ADDITIONAL DOCUMENTATION BASED ON THE LOCATION AND SCOPE OF WORK TO DETERMINE COMPLIANCE WITH THE FLOODPLAIN REGULATIONS. SEE PITTSBURGH.PA.GOV/DCP/ZONING/FLOODPLAIN FOR MORE INFORMATION.

SECTION II (TO BE COMPLETED BY FLOODPLAIN ADMINISTRATOR)

A. SPECIAL HAZARD FLOOD AREA INFORMATION

1. FIRM map panel (number and suffix): _____
2. The date on the FIRM is: _____
3. The parcel of the development is located in Flood Zone (check all that apply):
 - None, *compliance with Flood Plain Overlay standards is not required, skip to Section III.*
 - Parcel is in SFHA, but development is not, *compliance with Flood Plain Overlay standards is not required, skip to Section III.*
 - A, *proceed to #4.*
 - AE, *proceed to #4.*
 - AE/Floodway, *a No Rise Certificate is necessary before proceeding to #4.*
4. Does the proposed development constitute Substantial Improvement / Substantial Damage repair or a New Structure?
 - NO, *compliance with Flood Plain Overlay standards is not required, skip to Section III.*
 - YES, *proceed to #5, the project must comply with Flood Plain Overlay standards.*
5. Base flood elevation at the site: _____ North American Vertical Datum of 1988 (NAVD 88).
6. Source of the base flood elevation (BFE):
 - Flood Insurance Study Profile # _____
 - Other sources of the BFE (If Flood Zone A): _____
7. Proposed lowest floor elevation (including basement and utilities): _____ North American Vertical Datum of 1988 (NAVD 88). (This elevation must be greater than the BFE. For non-residential structures, floodproofing may be used for protection. See ordinance for details.)
8. Other: _____

SECTION III (TO BE COMPLETED BY FLOODPLAIN ADMINISTRATOR)

A. COMPLIANCE DETERMINATION

- This project IS in compliance with the Flood Plain Overlay District requirements, subject to any conditions attached to and made part of this application.
- This project IS NOT in compliance with the Flood Plain Overlay District requirements. No permits shall be issued until the project comes into compliance.

Floodplain Administrator (signature) (PRINTED name) (Date)

The Applicant is reminded that this document is a determination of compliance with the Flood Plain Overlay District design requirements only. All construction permits, inspections, and submission of final documents must be completed and approved before a Certificate of Occupancy will be issued, and before the development can be occupied or used.

FLOODPLAIN APPLICATION NARRATIVE

Review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for City of Pittsburgh, Allegheny County, Pennsylvania, Community Panel 4200630362H, map Number 42003C0362H dated September 26, 2014 indicated that the Central Catholic Dock Improvements site is located in the Floodway Area, Zone AE. The Flood Insurance Rate Map shows the area along the Monongahela River to be located within areas of the 100 year flood with base flood elevations determined (Zone AE).

The proposed dock improvements will have no adverse impact on the existing hydraulic capacity or base flood elevations of the Monongahela River. The proposed docks are floatable and will not use piers. The existing gangway will be relocated to the proposed ADA ramp. Construction of the ADA ramp will include the removal of 400 CY of earth from the floodway resulting in an increase to the floodway's hydraulic capacity. Refer to the attached calculations.

Lennon, Smith, Souleret
Engineering Inc.

846 Fourth Avenue
Coraopolis, PA 15108-1522

SUBJECT Central Catholic Boat House and Dock
Floodplain Application

COMPUTED BY BCL CHECKED BY _____

PROJECT NO. M754-01

SHEET NO. _____ OF _____

DRAWING NO. _____

DATE 3/16/2020

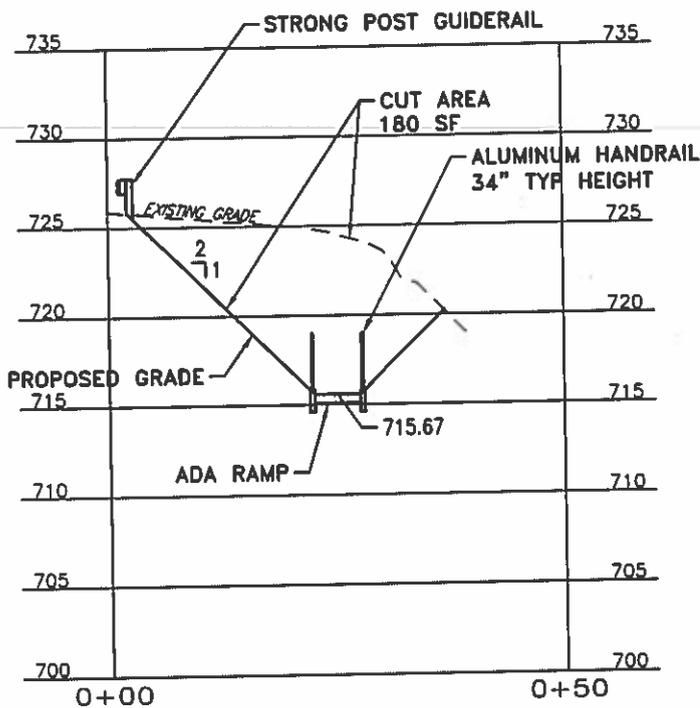
Additional Floodway Volume

	<u>X-sec Area</u>
1) Section A-A	180 SF
Section B-B	25 SF
Connection to Roadway	0 SF
	<u>68 SF Ave</u>

2) 160 LF Extents of Cut Area

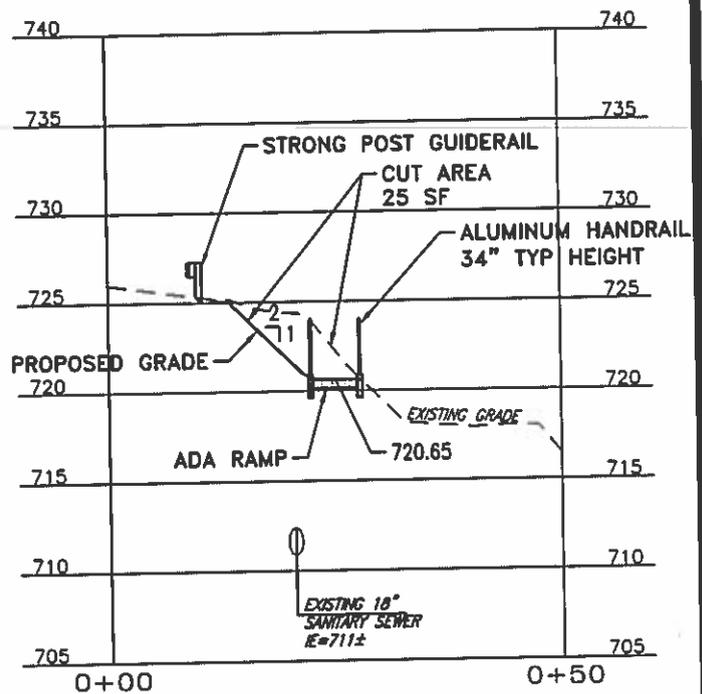
3) $160 \text{ LF} \times 68 \text{ SF} = 10,880 \text{ CF}$

$= 403 \text{ CY Additional Floodway Volume}$



☉ STA. 0+00 TO 0+50
SECTION A-A

Horiz: 1"=20'
Vert: 1"=10'



☉ STA. 0+00 TO 0+50
SECTION B-B

Horiz: 1"=20'
Vert: 1"=10'



Lennon, Smith, Souleret
Engineering, Inc.

846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

Scale:	As Shown		
Drawn By:	Chkd By:	Appd By:	
Filename:	M75401201SP.dwg		
Date:	March 17, 2020		

ADA Walkway Cross-Sections
Central Catholic Boat House and Dock
Floodplain Application

Situate in
City of Pittsburgh, Allegheny County, Pennsylvania