City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Legislation Details (With Text)

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Title:	Authorizing Coscia Massimo ("Owner") to own and maintain an existing exterior building ramp at 2723 East Cumberland Street, Philadelphia, PA 19125 ("Property"), all under certain terms and conditions.				
Sponsors:	Councilmember Squilla				
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Date	Ver.	Action By	Action	Result	Tally
12/30/2019	0	MAYOR	SIGNED		
12/12/2019	0	CITY COUNCIL	READ AND PASSED	Pass	17:0
12/5/2019	0	CITY COUNCIL			
12/5/2019	0	CITY COUNCIL			
12/5/2019	0	CITY COUNCIL			
12/2/2019	0	Committee on Streets and Services			
12/2/2019	0	Committee on Streets and Services			
12/2/2019	0	Committee on Streets and Services			
11/14/2019	0	CITY COUNCIL			

Authorizing Coscia Massimo ("Owner") to own and maintain an existing exterior building ramp at 2723 East Cumberland Street, Philadelphia, PA 19125 ("Property"), all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Permission is hereby granted to the Owner to own and maintain an existing exterior ramp at the Property ("Encroachment"), as follows:

Encroachment Description:
An existing exterior building ramp, located along the north Right-of-Way line of East Cumberland Street and along the west Right-of-Way line of Salmon Street, in two (2) parts.

Part 1:
From a point approximately four feet two inches (4'-2") east of the Salmon Street west Right-of-Way line to a point approximately six feet one inch (6'-1") west of the Salmon Street west Right-of-Way line and encroaching upon the north footway of East Cumberland Street approximately five feet two inches (5'-2") toward the south.

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Part 2:
From a point approximately five feet two inches (5'-2") south of the East Cumberland Street north Right-of-Way line to a point approximately fourteen feet five inches (14'-5") north of the East Cumberland Street north Right-of-Way line and encroaching upon the west footway of Salmon Street approximately four feet two inches (4'-2") toward the east.

A minimum four feet five inches (4'-5") of clear passable sidewalk space remains around the existing exterior building ramp along East Cumberland Street. The configuration of the existing exterior building ramp leaves no ADA-compliant sidewalk pathway along Salmon Street.

SECTION 2. The construction, use and maintenance of the Encroachment described and listed in Section 1 shall be in accordance with the laws, rules and regulations of the City of Philadelphia, and specifically those of the Department of Licenses and Inspections, the Department of Streets, and the Art Commission, provided that the Department of Streets, in its sole, unreviewable discretion, may allow minor variations of the dimension limits of Section 1, within standard tolerances of current engineering practice.

SECTION 3. Before exercising any rights or privileges under this Ordinance, Owner must first obtain or have its contractor(s) obtain all required permits, licenses and approvals from all appropriate departments, boards, agencies or commissions. No such department, board, agency or commission shall be required to issue any such permit, license or approval solely because this Ordinance has been enacted, it being the express intent of this Ordinance not to supersede any other provision of law governing the issuance of such permits, licenses or approvals. In addition, before exercising any rights and privileges under this Ordinance, Owner shall enter into an agreement ("Agreement") with the appropriate City department or departments, satisfactory to the City Solicitor, to provide that Owner, *inter alia*:

(a) agrees that upon one hundred and eighty (180) days notice from the City, it shall remove the Encroachment without cost or expense to the City and shall remove the Encroachment at no cost and expense to the City of Philadelphia when given written notice to do so by the City of Philadelphia to accommodate a municipal or municipal sponsored construction project;

(b) shall secure all necessary permits, licenses and approvals from all appropriate departments, agencies, boards or commissions of the City as may be required by regulation or law. No such department, board, agency or commission shall be required to issue any such permit, license or approval solely because this Ordinance has been enacted;

(c) shall assume the costs of all changes and adjustments to, and relocation or abandonment of City utilities and City structures wherever located as may be necessary by the reason of the construction of the Encroachment;

(d) shall carry public liability and property damage insurance, co-naming the City of Philadelphia as an insured party, in such amounts as shall be satisfactory to the City Solicitor, or in lieu thereof, submit documentation in form and content acceptable to the City that Owner is self-insured and is providing the City of Philadelphia the same coverage and benefits had the insurance requirements been satisfied by an insurance carrier authorized to do business in the Commonwealth of Pennsylvania;

(e) shall insure that all construction contractors for the Encroachment carry public liability and property damage insurance, naming the City of Philadelphia as an insured party in such amounts

as shall be reasonably satisfactory to the City Solicitor;

(f) shall give the City and all public utility companies the right-of-access, ingress and egress for the purpose of inspection, maintenance, alteration, relocation or reconstruction of any of their respective facilities which may lie within the public footway adjacent to the Encroachment described in Section 1; and

(g) indemnify and hold harmless the City, its officers, employees and agents from and against any and all loss resulting from injury to, or death to persons or damage to property arising out of, resulting from, or in any manner caused by the presence, location, use, operation, installation, maintenance, replacement or removal of the Encroachment. Owner shall also agree to release the City from any and all claims relating to the Encroachment, including if ordered removed or when street, sidewalk or utility construction occurs.

SECTION 4. The City Solicitor shall include in the Agreement such other terms and conditions as shall be deemed necessary to protect the interests of the City.

SECTION 5. The permission granted to Owner to construct the Encroachment described in Section 1 shall expire without any further action by the City of Philadelphia if Owner has not entered into an Agreement and satisfied all requirements of the Agreement that are listed in Section 3 of this Ordinance within one (1) year after this Ordinance becomes law.

SECTION 6. This Ordinance shall not become effective unless the sum of two hundred dollars ($200.00), toward costs thereof, is paid into the City Treasury within sixty (60) days after the date this Ordinance becomes law.

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