

Northumberland - Improvement Proposal

3 messages

Jiangyang Zhang <zhangjiangyang@gmail.com>

Fri, Oct 29, 2021 at 11:05 AM

To: Adam Long <adam.long04@gmail.com>

Cc: Christen Bradley <christen.bradley.long@gmail.com>, Shimon Zimbovsky <shz@indovina.net>

Hi Adam & Christen,

Hope you are enjoying your time out of town! I've been working with Shimon on improvements that address the privacy concerns from neighbors like you. As promised, I'm sending over the proposal for us to discuss. Love to hear your thoughts.

The proposal includes two parts:

1. In the original plan, tree #18-22 will be newly planted between my property and Michelle & Joseph's property. The max height of the tree originally proposed was around 30 ft. We are proposing to replace it with 3 Thuja Green Giants, which can grow up to 60 feet and 12 feet wide. This would provide a great shield between the new building (47 feet) and both properties in the back (6630 & 6632 Ridgeville) .

2. (Optional) We are proposing the option to plant 3 new pyramidal arborvitaes behind the newly proposed garage on your property. This would provide a nice green screen between your property and mine. I'm more than happy to cover all the costs associated with planting the new trees on your property. If you prefer the trees to be planted somewhere else on your property, I'm happy to offer that as well.

Shimon has been working hard on this plan and even generated a simulated view on how that would look from your property. See attached for more details.

As for the lot consolidation discussion, we had a meeting with the city Zoning Department yesterday. We were confirmed that from the zoning point of view, we are working with a 9600 sqft RM-M zoning lot, which allows 5-unit multifamily dwelling. I have also consulted my lawyer Kevin McKeegan from MUS law on this matter and his opinion aligns with the Zoning Department.

Would any time early next week work for you for another zoom call? Love to continue our dialog.

Thanks,
Yang

On Thu, Oct 21, 2021 at 8:20 AM Jiangyang Zhang <zhangjiangyang@gmail.com> wrote:

Hi Adam,

Thank you for the quick response. Your concern on the building height/location and the garage is understood on my end as well. Putting myself in your shoes, despite me being in the field of real estate, I would have raised similar questions and concerns for any new development happening around my primary residence as well.

I have already asked my title company to search for the copy of lot consolidation. Why don't we schedule another 30 minute zoom call around the 1st week of November (Nov 1-5). Can you let me know 2-3 time frames that work for you and Christen?

I believe by then we should have full clarity on the lot consolidation and I will send out the proposal for privacy enhancement for you both to review before our meeting. If there is anything else needed on your end, please let me know as well.

Thank you and look forward to our continued dialog.
Yang

On Wed, Oct 20, 2021 at 9:15 PM Adam Long <adam.long04@gmail.com> wrote:

Yang,

Thank you for your email. I appreciate your willingness to listen to the neighbors' concerns. Your sign certainly stirred up some people in the neighborhood over the weekend as we received some mail regarding the plan. For the record, I have not spoken to anyone other than Michelle and Joe about this development. I am not the type of person to go running around the neighborhood fanning the flames.

Further and in the spirit of full disclosure, I started a conversation with the zoning department yesterday, have forwarded them a copy of the original plan of lots and received a copy of your entire file. I do want my concerns noted prior to approval should we

not reach a compromise.

My primary concern is the height/location of the building. Assuming that it meets the zoning code, its location at the far rear of the property is going to make it look much larger and intrusive from our property. My secondary concern is the garage. Obviously, if the height/floors/location of the building is non-negotiable in your eyes, then I am going to be much less likely to compromise on the garage. Just being frank.

I would ask for a copy of the lot consolidation. I think it could be extremely enlightening to this process.

We look forward to seeing your privacy proposal. Christen and I are out of town next week, but we could set something up for the following week.

Thank you for the continued dialog.

Adam

On Wed, Oct 20, 2021 at 8:26 AM Jiangyang Zhang <zhangjiangyang@gmail.com> wrote:

Hi Adam & Christen,

Thanks again for your time on Monday. I understand the concern on your end and especially appreciate you guys willing to open the conversation with me.

To follow up on the lot consolidation issue we discussed on Monday, I did reach out to the zoning department yesterday. According to the zoning officer Daniel Scheppke (daniel.scheppke@pittsburghpa.gov), the two lots that make up the parcel should have been consolidated. See attached for the email exchange as well as a previous email on the same matter back in Sep 2020.

I asked for a formal written documentation on the consolidation and called the County Department of Real Estate, and I was told somebody needs to go there in person to dig through the documents on file. Let me know if formal documentation is something we need - I can offer to have my title company to dig into this further.

Here is a little bit of context on the significance of your support for the garage (Adam, you are the subject expert here so feel free to correct me). Given the lot consolidation, the lot size of 9,600 sqft would allow a 5 unit multifamily construction (by-right) in a RM-M zoning district. The current building was designed within the envelope of what the zoning code permits (e.g. setback, height). But with the 1:1 parking requirement, parking needs to be provided on site, either in the form of a A) flat parking pad or B) parking garage. Option B, which is the route I am choosing, triggers an administrative exception (AE) since it abuts the property line of 3 neighbors and requires written consent from all neighbors (I currently have 1 consent, 2 still pending). Option A is much less desirable, yet if I am not able to obtain enough consent, that's the compromised route I may need to go with.

Again, I want to emphasize that, it has always been my intention to be transparent and work with everyone. Last year, I was given the option to file for a permit on the garage first (AE required) followed by the new building on a separate application. Though I may get consent much easily in this route, I did not feel it was the **right** way to handle it. If the lack of privacy is the main concern, Shimon and I have a proposal to address this issue and would love to discuss with you further. I'm sure there is a middle ground where everyone can be happy and benefit from it.

Last but not least, for your information, the new units went on presale last Friday (<https://northumberlandflats.com/>). I'm hoping the market reacts well and the price point can benefit everyone's house value in this block of the neighborhood.

Look forward to hearing from you. I would love to hop on another call some time in the next 1-2 weeks.

Thank you,
Yang

2 attachments



Improvement Proposal - Northumberland.pdf
230K



SD-2-Garage.pdf
455K

Jiangyang Zhang <zhangjiangyang@gmail.com>

Tue, Nov 2, 2021 at 8:23 AM

To: Adam Long <adam.long04@gmail.com>

Cc: Christen Bradley <christen.bradley.long@gmail.com>, Shimon Zimbovsky <shz@indovina.net>

Good morning, Adam & Christen,

Wanted to follow up and see if you have had a chance to take a look at the proposal and any thoughts on it?

Thanks,
Yang
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Jiangyang Zhang <zhangjiangyang@gmail.com>

Thu, Nov 4, 2021 at 10:35 AM

To: Adam Long <adam.long04@gmail.com>

Cc: Christen Bradley <christen.bradley.long@gmail.com>, Shimon Zimbovsky <shz@indovina.net>

Good morning Adam & Christen,

Haven't heard back from you so wanted to check in and see if there is a good time for us to chat again this week? We are currently finalizing the construction documents so need to make a decision soon on if we want to incorporate the improvement proposals in the plan.

Please let me know, thank you. Give me a call at any time 213.300.3208

Yang
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