
Confirmation of Lot Consolidation (parcel-ID: 0126-N-00056-0000-00)

7 messages

Jiangyang Zhang <zhangjiangyang@gmail.com>

Tue, Oct 19, 2021 at 10:03 AM

To: "De Leon, David" <david.deleon@pittsburghpa.gov>, zoning@pittsburghpa.gov

Cc: Shimon Zimbovsky <shz@indovina.net>

Dear David or To Whom this May Concern:

My name is Jiangyang Zhang, I'm the current owner of **6629-6633 Northumberland Street, Pittsburgh, PA 15217** (parcel-ID: **0126-N-00056-0000-00**). I purchased this property in October 2019.

To my understanding, this property is currently residing on **one single lot**. Per the deed description (attached), lot 25 and 26 has been combined and "bounded together", making the lot size to be 80x120 feet.

I would like to get a confirmation on your end that **the lot consolidation between lot 25 and lot 26 has indeed happened**. In other words, my property sits on 1 single lot (instead of 2). If there is any reference or written documentation on this consolidation, please feel free to point me to.

cc my architect @Shimon Zimbovsky

Thank you.
Yang

**6629 Northumberland Deed.pdf**

106K

De Leon, David <david.deleon@pittsburghpa.gov>

Tue, Oct 19, 2021 at 10:06 AM

To: Jiangyang Zhang <zhangjiangyang@gmail.com>, Zoning Shared Mail box <zoning@pittsburghpa.gov>

Cc: Shimon Zimbovsky <shz@indovina.net>, "Scheppke, Daniel" <daniel.scheppke@pittsburghpa.gov>

Hi Jiangyang,

Thanks for reaching out. I'm copying Daniel Scheppke from our office, who handles subdivisions and consolidations, to assist.

Thanks,

David De Leon

Planner 2 (Design Review)

City of Pittsburgh, Department of City Planning

david.deleon@pittsburghpa.gov

P: 412-438-3142

200 Ross St., 4th Floor

Pronouns: He/Him/His

The Zoning counter at [200 Ross Street](#) is currently closed. Applications can be submitted and documents uploaded onto [OneStopPGH](#). Please email Zoning@pittsburghpa.gov with any questions.

Zoning and Development Review Boards and Commissions are now meeting virtually, Visit the Commission page for more information. Upcoming hearings and notices are posted here.

From: Jiangyang Zhang <zhangjiangyang@gmail.com>**Sent:** Tuesday, October 19, 2021 10:03 AM**To:** De Leon, David <david.deleon@pittsburghpa.gov>; Zoning Shared Mail box <zoning@pittsburghpa.gov>

Cc: Shimon Zimbovsky <shz@indovina.net>

Subject: Confirmation of Lot Consolidation (parcel-ID: 0126-N-00056-0000-00)

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6629 Northumberland Deed.pdf

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Jiangyang Zhang <zhangjiangyang@gmail.com>

Tue, Oct 19, 2021 at 10:09 AM

To: "De Leon, David" <david.deleon@pittsburghpa.gov>

Cc: Zoning Shared Mail box <zoning@pittsburghpa.gov>, Shimon Zimbovsky <shz@indovina.net>, "Scheppke, Daniel" <daniel.scheppke@pittsburghpa.gov>

Thank you David!

Daniel, nice to meet you. Please let us know if you need anything from me :)

Look forward to hearing from you,

Yang

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Scheppke, Daniel <daniel.scheppke@pittsburghpa.gov>

Tue, Oct 19, 2021 at 10:14 AM

To: Jiangyang Zhang <zhangjiangyang@gmail.com>, "De Leon, David" <david.deleon@pittsburghpa.gov>

Cc: Zoning Shared Mail box <zoning@pittsburghpa.gov>, Shimon Zimbovsky <shz@indovina.net>

Hi Jiangyang,

It looks like the two lots that make up your parcel have already been consolidated.

Here is a link to a map from the County Real Estate website that shows your parcel labeled Lot No 126-N-56.. <https://www2.alleghenycounty.us/RealEstate/Map.aspx?ParcelID=0126N00056000000&SearchType=2&CurrRow=0&SearchName=&SearchStreet=northumberland&SearchNum=6629&SearchMuni=&SearchParcel=&pin=0126N00056000000>

Daniel Scheppke

Zoning Code Administration Officer

City of Pittsburgh, Department of City Planning

Daniel.Scheppke@pittsburghpa.gov

200 Ross St., 3rd Floor

<http://www.pittsburghpa.gov/dcp/>

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Cc: Zoning Shared Mail box <zoning@pittsburghpa.gov>; Shimon Zimbovsky <shz@indovina.net>; Scheppke, Daniel <daniel.scheppke@pittsburghpa.gov>

Subject: Re: Confirmation of Lot Consolidation (parcel-ID: 0126-N-00056-0000-00)

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Jiangyang Zhang <zhangjiangyang@gmail.com>

Tue, Oct 19, 2021 at 10:21 AM

To: "Scheppke, Daniel" <daniel.scheppke@pittsburghpa.gov>

Cc: "De Leon, David" <david.deleon@pittsburghpa.gov>, Zoning Shared Mail box <zoning@pittsburghpa.gov>, Shimon Zimbovsky <shz@indovina.net>

Thank you Daniel. This is very helpful. Is there any written documentation on when the two lots were consolidated?

I am only asking because I'm currently doing a development on the site and this question came up during my community outreach with one of my neighbors. The neighbor wants to see proof that the consolidation has indeed been done.

Any types of written documentation that I use as reference would be super helpful in this case.

Thank you.

Yang

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Scheppke, Daniel <daniel.scheppke@pittsburghpa.gov>

Tue, Oct 19, 2021 at 10:23 AM

To: Jiangyang Zhang <zhangjiangyang@gmail.com>

Cc: "De Leon, David" <david.deleon@pittsburghpa.gov>, Zoning Shared Mail box <zoning@pittsburghpa.gov>, Shimon Zimbovsky <shz@indovina.net>

Yang -

You should reach out to the County's Department of Real Estate. They might have a record of when the lots were consolidated.

Daniel Scheppke

Zoning Code Administration Officer

City of Pittsburgh, Department of City Planning

Daniel.Scheppke@pittsburghpa.gov

200 Ross St., 3rd Floor

<http://www.pittsburghpa.gov/dcp/>

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Jiangyang Zhang <zhangjiangyang@gmail.com>

Tue, Oct 19, 2021 at 10:24 AM

To: "Scheppke, Daniel" <daniel.scheppke@pittsburghpa.gov>

Cc: "De Leon, David" <david.deleon@pittsburghpa.gov>, Zoning Shared Mail box <zoning@pittsburghpa.gov>, Shimon Zimbovsky <shz@indovina.net>

Hi Daniel,

Thank you. Will do. Appreciate your help.

Yang

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