

IN THE COURT OF COMMON PLEAS OF
ALLEGHENY COUNTY, PENNSYLVANIA
CIVIL DIVISION

ADAM J. LONG,

NO. SA-2022-000396

Appellant,

**NOTICE OF APPEAL TO
COMMONWEALTH COURT**

vs.

Filed on behalf of Appellant

THE CITY OF PITTSBURGH ZONING
BOARD OF ADJUSTMENT,

Counsel of Record:

Appellee,

Adam J. Long

Pa. I.D. #308322

and

adam@longandlongllc.com

ZHANG JIANGYANG,

Long & Long, LLC

305 West Pittsburgh Street

Intervenor.

Greensburg, PA 15601

(724) 834-9300

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.



Adam J. Long, Esquire
Attorney for Appellant

IN THE COURT OF COMMON PLEAS OF
ALLEGHENY COUNTY, PENNSYLVANIA
CIVIL DIVISION

ADAM J. LONG,

NO. SA-2022-000396

Appellant,

vs.

THE CITY OF PITTSBURGH ZONING
BOARD OF ADJUSTMENT,

Appellee,

and

ZHANG JIANGYANG,

Intervenor.

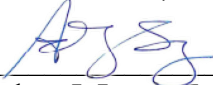
NOTICE OF APPEAL TO COMMONWEALTH COURT

Notice is hereby given that ADAM J. LONG, hereby appeals to the Commonwealth Court of Pennsylvania from the Order entered in this matter on the 20th day of December, 2022. This order has been entered in the docket as evidenced by the attached copy of the docket.

A Notice of Appeal having been filed in this matter, the official court reporter is hereby requested to produce, certify and file the transcript in this matter in conformity with Rule 1922 of the Pennsylvania Rules of Appellate Procedure.

Respectfully submitted,

LONG & LONG, LLC

By  _____
Adam J. Long, Esquire
Attorney for Appellant

CERTIFICATE OF SERVICE

I, Adam Long, Appellant, hereby certify that I served a true and correct copy of the foregoing Notice of Appeal to Commonwealth Court on January 19, 2023 as follows:

via email and first-class mail:

Kevin F. McKeegan, Esquire
KFM@muslaw.com
Meyer, Unkovic and Scott, LLP
535 Smithfield Street, Suite 1300
Pittsburgh, PA 15222

John Miller, Esquire
john.miller@pittsburghpa.gov
Assistant City Solicitor, City of Pittsburgh Law Department
313 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Honorable Joseph M. James
707 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Office of the Court Reporter
564 Forbes Avenue, Suite 805
Pittsburgh, PA 15219



Adam J. Long, Esquire
Attorney for Appellant

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA
CIVIL DIVISION**

ADAM LONG,

Appellant,

v.

CITY OF PITTSBURGH ZONING
BOARD OF ADJUSTMENT,

Appellee,

ZHANG JIANGYANG,

Intervenor.

SA 22-000396

ORDER OF COURT

AND NOW, this 20th day of December 2022, based upon the foregoing
Opinion, the decision of the City of Pittsburgh Zoning Board of Adjustment is affirmed and
the Appellant's appeal is denied and dismissed.

By the Court:

Joseph M. James

Allegheny County Department Of Court Records**Civil/Family Division Docket Report****Run Date and Time: 1/18/2023 - 22:27:46**

SA-22-000396

Long vs Jinagyang etal

Filing Date:

7/12/2022

Related Cases:**Consolidated Cases:****Judge:**

James Joseph M.

Amount In Dispute:

\$ 0

Case Type:

Zoning Board Appeal

Court Type:

Arbitration

Current Status:

Opinion

Jury Requested:

N

--Parties--

LName	FName	MI	Type	Address	Initial Service Completion	Attorney
Jiangyang	Zhang		Intervenor	P.O. Box 81503 Pittsburgh PA 15219	--	Kevin F McKeegan
Long	Adam	J.	Appellant	6630 Ridgeville Street Pittsburgh PA 15217	--	Adam James Long Top
City of Pittsburgh			Intervenor	514 City-County Building 414 Grant Street Pittsburgh PA 15219	--	John Hobart Miller
City of Pittsburgh Zoning Board of Adjustment			Appellee	200 Ross Street Pittsburgh PA 15219	--	John Hobart Miller
Ward	Christine	A	Administrator		--	--

--Attorney--

LName	FName	MI	Type	Address	Phone
Kubiak	Kryisia		Solicitor	414 Grant Street City of Pittsburgh Law Dept Pittsburgh PA 15219	4122552023
Miller	John	Hobart	Solicitor	414 Grant Street 313 City County Building Pittsburgh PA 15219	--
Long	Adam	James	Plaintiff's Attorney	Long & Long LLC 305 West Pittsburgh Street Greensburg PA 15601	7248349300
McKeegan	Kevin	F	Defendant's Attorney	535 Smithfield Street Pittsburgh PA 15222	--

--Non Litigants--

LName	FName	MI	Type	Address	Phone
James	Joseph	M.	Judge	707 City-County Building Pittsburgh PA 15219	

--Docket Entries--

Filing Date	Docket Type	Docket Text	Filing Party
12/20/2022	Opinion	Dated 12/20/2022. Opinion in this matter by Judge James. See Opinion for specifics. James, J. As per Rule 236 Notice, copies sent to all parties 12/21/2022.	Joseph James M.
12/20/2022	Order of Court	Dated 12/20/2022. It is ordered that the decision of the City of Pittsburgh Zoning Board of Adjustment is affirmed, and the Appellant's appeal is denied and dismissed. James, J. As per Rule 236 Notice, copies sent to all parties 12/21/2022.	Joseph James M.
10/24/2022	Brief in Support		Adam Long J.
10/24/2022	Brief in Support	of City of Pittsburgh Zoning Board of Adjustment	Zhang Jiangyang
10/20/2022	Order of Court	Dated 10/20/22. Petition is granted and Zhang Jiangyang is entitled to intervene and participate in the within matter as an Intervenor. The caption is corrected accordingly. James J see order for specifics As per Rule 236 Notice, copies sent to all parties 10/21/2022.	Joseph James M.
10/17/2022	Petition	To Intervene	Zhang Jiangyang
9/7/2022	Order of Court	Dated 09/07/22. All parties filing a brief shall file it by October 24 2022. If a party does not intend to file a brief please notify the court. If the certified record filed by the City contains no transcripts it shall be the duty of the appellant to provide the court with a transcript of the proceedings. James J see order for specifics As per Rule 236 Notice, copies sent to all parties 09/08/2022.	Joseph James M.
8/18/2022	Supplement	To Return- Transcript Of City Of Pittsburgh Zoning Board Of Adjustment Hearing	Zhang Jiangyang
8/16/2022	Exhibits		City of Pittsburgh
8/16/2022	Praeipce for Appearance	Behalf of City of Pittsburgh	John Miller Hobart
8/11/2022	Notice of Intervention		City of Pittsburgh
8/11/2022	Praeipce for Appearance	Also filed by City of Pittsburgh and Appelle The City of Pittsburgh Zoning Board of Adjustment	John Miller Hobart
8/11/2022	Order of Court	Dated 08/11/22. The above captioned case is scheduled for a status conference with the Honorable Joseph M. James on September 7 2022 at 10:00 a.m. on Microsoft Teams. James J see order for specifics As per Rule 236 Notice, copies sent to all parties 08/12/2022.	Joseph James M.
8/10/2022	Order of Court	Dated 08/10/22 Ordered that the above caption case is assigned to the Honorable Joseph M. James for further dispositions. Ward, J. As per Rule 236 Notice, copies sent to all parties 08/11/22	Christine Ward A

Filing Date	Docket Type	Docket Text	Filing Party
7/18/2022	Praecipe for Appearance		Kevin McKeegan F
7/12/2022	Statutory Appeal		Adam Long J.

--Judgments Against--

Name	Amount	Satisfied(Y,N)
No Judgments Found		

--Events Schedule--

Event Scheduled	Event Date & Time	Room Number	Judge/Hearing Officer
No Information Found			



FIFTH JUDICIAL DISTRICT OF PENNSYLVANIA
OFFICE OF THE COURT REPORTERS
564 FORBES AVENUE, SUITE 805 ♦ PITTSBURGH, PENNSYLVANIA 15219
PHONE (412) 350-5414 ♦ FAX (412) 350-5827

REQUEST FOR TRANSCRIPT (FORM 227.1A)

DOCKET/CASE NUMBER(S)

SA-22-000396

CAPTION

Adam J. Long v. The City of Pittsburgh Zoning Board of Adjustment, et al.

TRANSCRIPTION REQUEST DETAILS

DIVISION ☒ Civil ☐ Criminal ☐ Family/Adult ☐ Family/Juvenile ☐ Orphans'

JUDICIAL/HEARING OFFICER Hon. Joseph M. James

TYPE OF PROCEEDING Appeal from ZBA Decision

DATE PROCEEDING STARTED: 11-22-22 ENDED: 11-22-22

TRANSCRIPT PURPOSE

Is this transcript being requested for the purpose of an appeal to the Superior Court, the Commonwealth Court or the Supreme Court?

☒ Yes ☐ No ☐ Unknown

Is this a Children's Fast Track Appeal?

Pa.R.A.P. 102. Any appeal from an order involving dependency, termination of parental rights, adoptions, custody or paternity.

☐ Yes ☒ No ☐ Unknown

REQUESTED PORTION

Request For Transcript, Certification And Waiver (Form 227.1A)

TRANSCRIPT	ORDERED	WAIVED
Complete Proceeding	X	
Plaintiff's Case		
Defendant's Case		
Closing Argument		
Charge		
Other		

Signature of Judge if less than entire transcript is Ordered. (Pa.R.A.P. 1922(b) & Allegheny County Local Rule of Civil Procedure 227.1)

DELIVERY AND DEPOSIT DETAILS

DELIVERY TIME

☒ Ordinary ☐ Expedited ☐ Daily ☐ Same Day
72 hrs or less 18 hrs or less 6 hrs or less

PROCEEDING LENGTH

Less than 1 Hour ☒ 1-4 Hours ☐ More than 4 Hours up to One Day ☐ Multi-Day (enter the number of days) _____

DELIVERY FORMAT

☒ Electronic ☐ Bound Paper

SPECIAL DELIVERY INSTRUCTIONS:

DEPOSIT AMOUNT \$

ALL CHECKS MUST BE MADE PAYABLE TO "ALLEGHENY COUNTY"

DATE DEPOSIT RECEIVED

CASH ☐ CHECK NUMBER: _____

Transcription will not begin without the appropriate deposit and/or approved waiver of transcript costs.

COURT USE ONLY APPROVAL TO PROCEED

☐ Standard ☐ Court Appt/Gov't ☐ Reduced ☐ IFP

Approved _____ Date _____

REQUESTOR

☐ Litigant ☐ Non-Litigant ☒ Attorney

REQUESTOR'S NAME ADAM J. LONG, ESQUIRE

REQUESTOR'S EMAIL ADAM@LONGANDLONGLLC.COM

REQUESTOR'S PHONE 724-834-9300 FIRM/AGENCY PHONE 724-834-9300

FIRM/AGENCY NAME LONG & LONG, LLC

ALTERNATE CONTACT NAME & E-MAIL (Optional)

ADDRESS 305 WEST PITTSBURGH STREET

CITY, STATE ZIP GREENSBURG, PA 15601

SIGNATURE OF REQUESTOR

Adam J. Long

ATTORNEY SUBMISSIONS ONLY

Choose One:

☒ Private ☐ Court Appointment/Gov't

STATE ID: 308322