

---

**Follow up on Northumberland Lot Consolidation**

3 messages

**Jiangyang Zhang** <zhangjiangyang@gmail.com>

Wed, Oct 20, 2021 at 8:25 AM

To: adam.long04@gmail.com, christen.bradley.long@gmail.com

Cc: Shimon Zimbovsky &lt;shz@indovina.net&gt;

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](mailto: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****Email with Zoning Department (09:20).pdf**

39K

**Email with Zoning Department (10:21).pdf**

338K

---

**Adam Long** <adam.long04@gmail.com>

Wed, Oct 20, 2021 at 9:15 PM

To: Jiangyang Zhang &lt;zhangjiangyang@gmail.com&gt;

Cc: Christen Bradley &lt;christen.bradley.long@gmail.com&gt;, Shimon Zimbovsky &lt;shz@indovina.net&gt;

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

[Quoted text hidden]

---

**Jiangyang Zhang** <zhangjiangyang@gmail.com>

Thu, Oct 21, 2021 at 8:20 AM

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

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

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

[Quoted text hidden]