



Property Information

File#: BS-X01672-3158168827
Owner: HAFEEZ MOHAMMAD
Address 1: 22 CLOVERFIELD ST
Address 2:
City, State Zip: STEWARTSTOWN, PA

Request Information

Requested Date: 06/14/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS Per Stewartstown Borough Department of Zoning there are no Code Violation cases on this property.
Collector: Stewartstown Borough Code Enforcement
Payable: 6 North Main Street, Stewartstown, PA 17363
Business# 717-993-2963

PERMITS Per Stewartstown Borough Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: Stewartstown Borough Code Enforcement
Payable: 6 North Main Street, Stewartstown, PA 17363
Business# 717-993-2963

SPECIAL ASSESSMENTS Per Stewartstown Borough Tax Collector Department there are no Special Assessments/liens on the property.
Collector: Stewartstown Borough Code Enforcement
Payable: 6 North Main Street, Stewartstown, PA 17363
Business# 717-993-2963

DEMOLITION NO

UTILITIES WATER, SEWER & TRASH
Account #: 316-260-2
Payment Status: Delinquent
Status: Pvt & Non Lienable
Amount: \$435.14
Good Thru: 06/30/2024
Account Active: Active
Collector: Stewartstown Borough
Payable Address: 6 North Main Street, Stewartstown, PA 17363
Business # 717-993-2963

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PARID: 86-000-05-0030.00-00000

MUNICIPALITY: 86 - STEWARTSTOWN
BOROUGH

PROPERTY LOCATION: 22 CLOVERFIELD ST

SCHOOL: 018 - SOUTH EASTERN SCHOOL

HAFEEZ MOHAMMAD

NBHD: 08605000

Tax Year: 2024

Parcel

Property Location	22 CLOVERFIELD ST
Unit Description	-
Unit #	
Legal Description	LOT 30 2547-7237
Class	R - RESIDENTIAL
LUC	102 - R - TWO STORY HOUSE
GIS Code	
Topo	4 - ROLLING
Utilities	7 - 7
Roads	1 - 1
Total Cards	1
Calculated CAMA Acres	.2129
Total Acres	.2129

STEWARTSTOWN BOROUGH

6 NORTH MAIN ST

STEWARTSTOWN, PA 17363

PHONE: (717) 993-2963 FAX: (717) 993-2131

Uniform Construction Code (UCC) / 2006 International Series

B-19-20
\$6,000.05.0050.00.00000

\$2,067.00

Sewer+Water # 2020-20

APPLICATION FOR RESIDENTIAL BUILDING PERMIT

THIS PERMIT APPLICATION MUST BE ACCOMPANIED BY THREE (3) SETS OF DESIGN DRAWINGS INCLUDING ALL STRUCTURAL COMPONENTS, PLUMBING AND MECHANICAL DETAILS.

Owner Information	Owner Name <u>Fox Clearing, LLC</u> Street Address <u>227 Granite Run Drive, Suite 100</u> City <u>Lancaster</u> State <u>PA</u> Zip Code <u>17601</u> Phone Number <u>717-464-9060</u>
Contractor	(Name/Address/Phone) <u>Keystone Custom Homes, Phone# 717-464-9060</u> <u>227 Granite Run Drive, Suite 100, Lancaster, PA 17601</u>
Project Information	Site Address <u>22 Cloverfield Street, Stewartstown, PA 17363 (Cloverfield Subdivision)</u> Lot # <u>30</u> Lot Area: <u>9,272</u> Sq.Ft. Proposed setbacks (ft): Front <u>26.0'</u> Rear <u>31.7'</u> Sides: <u>14.9'</u> Right <u>14.5'</u> Left Area of Proposed Structure: <u>2,693</u> Sq. Ft. Area of all Existing Structures: <u>0</u> Sq.Ft. Area of all other Impervious Cover (see note below) <u>536</u> Sq.Ft. Note: Impervious cover includes sidewalks, driveways, decks, patios, Swimming pools and attached decking. AREA = LENGTH X WIDTH (not location) Is project in flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Cost of Construction (reasonable fair market value) \$ <u>354,600</u> Start Date: <u>06/29/2020</u> Completion Date: <u>10/29/2020</u>
Project Data	Provide a description of existing and or proposed use(s), with sufficient detail for determination of appropriate classification of occupancy type(s): <u>New construction of single family detached dwelling with attached garage and unfinished basement. Use Group R-3; Construction Type VB</u>
Type of Work or Improvement	<input checked="" type="checkbox"/> New Building ___ Addition ___ Alteration ___ Repair ___ Demolition ___ Relocation ___ Foundation Only <input checked="" type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Mechanical ___ Change of Use ___ Deck ___ Other

Building/Site Characteristics

Number of Residential Dwelling Units: 1 _____

Existing ⁰ _____ Proposed ¹ _____

Height of Structure: 30' _____ Ft.

Mechanical: gas heat; elec. a/c. 2015 IECC Residential Energy Efficiency Code Prescriptive R-value.
(Indicate Type of Heating/Ventilating/Air Conditioning [i.e. electric, gas, etc.] and attach drawings showing design of system [vents, returns, R values, sizes, etc.])

Fireplace(s): Number ⁰ _____ Type of Fuel gas _____ Type Vent ^{direct} _____

Elevator/Escalators/Lifts/Moving walks: YES NO

Refrigeration Systems: YES NO

Conditioned space 4,322 _____ Sq.Ft.

Unconditioned space 2,694 _____ Sq.Ft.

Number of Stories above grade 2 _____ Sq.Ft.

Does it have a basement: Yes No

Total floor area 7,016 _____ Sq.Ft.

Floor area NEW construction 7,016 _____ Sq.Ft.

Floor area of ADDITION 0 _____ Sq.Ft.

Floor area of RENOVATION 0 _____ Sq.Ft.

Applicant's Certification:

As the owner or the authorized agent of the project for which this application is filed, I certify that:

- 1 The description of use, estimated construction cost and all other information provided as part of this application for a building permit is correct.
- 2 The building or structure described in this application will not be occupied until all known code violations are corrected and a Certificate of Occupancy has been received from Stewartstown Borough.
- 3 This project will be constructed in accordance with the approved drawings and specifications (including any required non-design changes) and the Uniform Construction Code standards as specified in 34 PA Code Chapters 401-405.
- 4 Any changes to the approved documents will be filed with Stewartstown Borough.
- 5 If the licensed architect or engineer in responsible charge of this construction should change, written notice of the change will be provided to Stewartstown Borough.
- 6 When required, up to 20% of the total cost of any work performed on an area of primary function in an existing building will be expended to provide an accessible route to the area of primary function.
- 7 No error or omission in either the drawings and specifications or application, whether approved or not, shall permit or relieve me from constructing the work in any manner other than provided for in 34 PA Code Chapters 401-405.
- 8 If signed by someone other than the construction owner, this work has been authorized by the owner of record and I have been authorized by the owner to complete this application on his behalf. I will be acting on behalf of the owner as:
____ARCHITECT ____ENGINEER CONTRACTOR AGENT/OTHER: _____

APPLICANT MUST COMPLETE ONE OF THE SECTIONS BELOW:

Applicant, if other than owner:

Kloe Musselman

Name(typed or printed)

Phone: 717-719-1352

Mailing Address:

227 Granite Run Drive, Suite 100, Lancaster, PA 17601

Kloe Musselman

05/28/2020

Signature

Date

Applicant, if owner:

Name(typed or printed)

Phone:

Mailing Address:

Signature

Date

STEWARTSTOWN BOROUGH DRIVEWAY PERMIT APPLICATION

THE UNDERSIGNED HEREBY MAKES APPLICATION FOR A DRIVEWAY PERMIT UNDER ALL APPLICABLE ORDINANCES OF STEWARTSTOWN BOROUGH, AND HEREBY CERTIFIES UNDER PENALTY OF PERJURY, THE FACTS SET FORTH HEREIN AND IN THE PLANS SUBMITTED HERewith ARE TRUE AND CORRECT. ALL APPLICATIONS SHALL BE ACCOMPANIED BY PLANS AND SPECIFICATIONS. THE APPLICANT MAY SKETCH THE PLAN AND DESCRIBE THE SPECIFICATIONS ON THE BACK OF THIS FORM. REQUIREMENTS FOR THE MINIMUM CONTENTS OF THE SKETCH ARE DESCRIBED ON THE BACK.

**APPLICATION WILL NOT BE REVIEWED AND OR APPROVED UNLESS
SECTION "A" IS COMPLETED IN IT'S ENTIRETY**

SECTION "A"

(TO BE COMPLETED BY APPLICANT)

PROPERTY OWNER (NAME/ADDRESS/PHONE): Fox Clearing, LLC / 227 Granite Run Drive, Suite 100, Lancaster, PA 17601 / 717-464-9060	
PROPERTY ADDRESS: 22 Cloverfield Street, Stewartstown, PA 17363 (Cloverfield Subdivision)	
CONTRACTOR (NAME/ADDRESS/PHONE) IF DIFFERENT FROM ABOVE Keystone Custom Homes, Inc. / 227 Granite Run Drive, Suite 100, Lancaster, PA 17601 / 717-464-9060	
AREA OF PROPOSED DRIVEWAY: 495	
AREA OF OTHER IMPERVIOUS COVER: 2,734	LOT AREA: 9,272
ESTIMATED COST OF PROJECT: \$ 354,600	
SIGNATURE:	DATE: 05/28/2020

- NOTE--1. Width cannot be more than 35 feet within 10 feet of the Right-of-way line.
 2. Driveways may not cross street right of way lines within: 50 feet of an intersecting street, 7 feet of a fire hydrant, 25 feet of onther driveway on the same lot.
 3. AREA = LENGTH x WIDTH

BY SIGNING BELOW, I HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE.

Kloe Musselman APPLICANT'S SIGNATURE

SECTION "B"

(BOROUGH USE ONLY)

DATE RECEIVED:	ZONING DISTRICT: RT ___ RO <input checked="" type="checkbox"/> CV ___ IZ ___
ALLOWABLE LOT COVERAGE:	ACTUAL LOT COVERAGE: 35 %
BOROUGH ACCTS REVIEWED: yes ___ no ___	CURRENT: yes ___ no ___
PROOF OF INSURANCE PROVIDED: yes ___ no ___	
INSURANCE PROVIDER:	
INSPECTIONS: STAKEOUT ___ FINAL <input checked="" type="checkbox"/>	
BUILDING PERMIT #	TOTAL FEES DUE: \$ _____
COUNTY TAX MAP/PARCEL ID:	APPLICATION APPROVED: yes <input checked="" type="checkbox"/> no ___
AUTHORIZED SIGNATURE & DATE: <u>W. Porter</u> 6.2.2020	

**APPLICATION FOR PERMIT AND INSPECTION REPORT
FOR SEWER AND WATER SERVICE**
(Revision Date: 16 July 2008)

STEWARTSTOWN BOROUGH AUTHORITY (SBA)
6 North Main Street, Suite A
Stewartstown, PA 17363
(717) 993-2963 FAX 993-2131

APPLICATION

This application is required to be completed and submitted to the SBA in order for the SBA to consider the request. The application must be completed by the owner or equitable owner of the property.

- 1. APPLICANTS NAME Fox Clearing, LLC
- 2. PROPERTY LOCATION: house number 22 Street Cloverfield Street
Plan No. _____ Lot number 30 Development Cloverfield Subdivision
No. of units sewer 1 No. of units water 1 Parcel ID 86-000-05-0030-00-00000
- 3. BILLING ADDRESS (if different) 227 Granite Run Dr.
Lancaster PA 17601
- 4. TELEPHONE NUMBER 717-464-9060
- 5. THE BUILDING IS RESIDENTIAL X; COMMERCIAL _____;
INDUSTRIAL _____; OTHER (Please specify) _____
- 6. THE PROPERTY (DOES) (DOES NOT) HAVE A PRIVATE HYDRANT OR AUTOMATIC FIRE SUPPRESSION/SPRINKLER SYSTEM?
IF a fire suppression system, is the proposed system a hydrant or sprinkler system? _____
IF a fire suppression system, what is the proposed service size connection? _____
IF a sprinkler system, what are the proposed number of sprinkler heads? _____

I hereby apply to the Stewartstown Borough Authority for sewer and water service at the above location and only for the purpose stated on this application. I agree to pay all costs associated with gaining approval of this application, including the application processing fee, and all costs incurred by the Authority, its engineer and solicitor, in reviewing the application, evaluating the capacity request, reviewing construction plans, and preparing legal documents relative to the development. **I AGREE TO ABIDE BY THE ORDINANCES, RATES, RULES AND REGULATIONS GOVERNING SEWER AND WATER SERVICE AS ADOPTED BY THE STEWARTSTOWN BOROUGH AUTHORITY AND/OR STEWARTSTOWN BOROUGH AND HOPEWELL TOWNSHIP.**

6-11-2020
Date

Melissa J. Matthews
Signature
Melissa J. Matthews
Print Name

PERMIT APPLICATION REVIEW

B-19-20

Date Received	Date Reviewed	Initials	Reviewing Party	PERMIT No. <u>2020-20</u>
			Office Review for Administrative Completeness	
			Engineer Review	
			Authority consideration at public meeting	
			DATE of Permit (contingent on applicable fees paid within 45 days)	
			DATE of Minimum User Fees (1 yr from Permit date if connection not completed)	

PERMIT FOR WATER FEES PAID

Date	Initials Received	Amount	Current Tapping Fee	\$ <u>2489.00</u> per unit
			Connection fee and customer facilities fee (if installation by Authority)	
			Tapping fee	<u>2181.00</u>
			Meter/remote meter prevailing charge, as condition of service	<u>308.00</u>
			TOTAL	<u>2489.00</u>

PERMIT FOR SEWER FEES PAID

Date	Initials Received	Amount	Current Tapping Fee	\$ <u>3177.00</u> per unit
			Connection fee and customer facilities fee (if installation by Authority)	
			Tapping fee	<u>3177.00</u>
			TOTAL	<u>3177.00</u>

Note: All connections/service subject to Rules/Regulations of the Authority. All permits must remain with the assigned lot. Permits may not be transferred between building lots.

INSPECTION FOR WATER

Approved _____ Disapproved _____
 Hydrant or Sprinkler system service size and no. of sprinkler heads _____
 Hydrant/sprinkler service and sprinkler heads Approved _____ Disapproved _____
 Remarks _____
 Date of inspection _____ Inspector _____ Signature of Issuing Agent _____

INSPECTION FOR SEWER

Approved _____ Disapproved _____
 Remarks _____
 Date of inspection _____ Inspector _____ Signature of Issuing Agent _____

APPROVAL FOR ISSUANCE OF BUILDING PERMIT

(A signature by issuing agent, above, indicates that all sewer and water mains are approved, adopted and available for connection, all fees have been paid, and that a building permit may be issued by the building permit officer).

6-11-2020
 Date

Mery Matthews
 Signature

Office use only:

Meter size: _____ Meter No. _____
 Line size: _____ Acct No. _____
 Hydrant or Sprinkler: _____ Hydrant/Sprinkler Service Size: _____

Date of water turn-on: _____

PERMIT NO. 2020-20 ADDRESS 22 Cloverfield PARCEL _____
 B-19-20

86-000-05-0030-00-00000

KEYSTONE CUSTOM HOMES INC.
PERMIT ACCOUNT
227 GRANITE RUN DR. SUITE 100
LANCASTER, PA 17601

80-142
313 136

PAY TO THE
ORDER OF

DATE

1602

Stewartstown Borough
Two thousand six seven and 00/100

4/11/2022

\$ 2,067.00
DOLLARS

MEMO

Class of 2020

KB Myers

0313014221 03620534521 1602

Security Features
Printed on Recycled Paper

14P

CERTIFICATE OF USE & OCCUPANCY

STEWARTSTOWN BOROUGH
6 NORTH MAIN STREET
STEWARTSTOWN, Pa 17363

CERTIFICATE OF USE & OCCUPANCY

Building Permit # **B-19-20** Date:
Water Permit # **2020-20**
Sewer Permit # **2020-20**

Electrical Final : *Middle Department Inspection* OWNER **Fox Clearing, LLC**

2015 International Residential Code

APPLICANT **Same**

TO USE: **New Home**
(Description of structure and property)

AT: **22 Cloverfield Street**
(Address)

The issuance of this Certificate of Use & Occupancy shall not prevent New Freedom Borough or any authorized representative from requiring the correction of any non-conforming or dangerous or other unsafe condition that is discovered after the issuance of a Certificate of Use & Occupancy.

Special Stipulations: _____

Conditions at Final Inspection: (Finished/Unfinished Basement, Sprinkler System, Deck(s), Ect.)

No deck, No Sprinkler System, Basement Un-Finished

W. Porter
Building Code Official

9.18.2020
Date

Stewartstown Borough
6 North Main Street
Stewartstown, Pa 17363

BUILDING PERMIT **JOB WEATHER CARD**

Date **6/2/2020** Permit No. **B-19-20**
 Applicant **Fox Clearing, LLC** Address **22 Cloverfield Street, Stewartstown, Pa 17363** 717-464-9060
 (Street, City, State, Zip) (Phone Number)

Permit to **Construct New Home** NO. Story: **1** Proposed Use: **Residential** Number of Dwelling Units **1**
 (Type of Improvement)

AT (LOCATION)	22 Cloverfield Street, Stewartstown, Pa 17363	Zoning District	RO
BETWEEN	and	(Cross Street)	(Cross Street)

SUBDIVISION Lot # **30** Lot Size: **9,272**

BUILDING IS TO BE _____ FT. WIDE BY _____ FT. LONG BY _____ FT IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE **V-B** USE GROUP **R-3** 2015 IRC

REMARKS: **New construction of single family detached dwelling with attached garage and unfinished basement.**

Parcel # **86-000-05-0030-00-00000** ESTIMATED PERMIT COST **\$2,067**
 AREA OR VOLUME **2,693** COST **\$354,600**
 (CUBIC/SQUARE FEET)

OWNER **Fox Clearing, LLC** BUILDING DEPT BY *V. Portner*
 ADDRESS **227 Granite Run Drive, Suite 100, Lancaster, Pa 17601**

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY. ENCROACHMENTS ON PUBLIC PROPERTY, NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION. STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

	APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.	WHERE APPLICABLE SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS.
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POST THIS CARD SO IT IS VISIBLE FROM STREET

INSPECTIONS REQUIRED		
Stake Out		Electrical Rough-In
Footings	Above Ground Plumbing	(completed by Third Party Inspector)
Foundation	Under Slab Plumbing	Electrical Final
Wallboard	Plumbing Final	(Completed by Third Party Inspector)
Framing	Mechanical Rough-In	
	Mechanical Final	
Insulation	Water Permit - 2020-012 20	Final
	Sewer Permit - 2020-012 20	

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.	PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.	INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.
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(Revision Date: 16 July 2008)

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6 North Main Street, Suite A
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2. PROPERTY LOCATION: house number 22 Street Cloverfield

Plan No. _____ Lot number 30 Development Cloverfield

No. of units sewer 1 No. of units water 1 Parcel ID 86-000-05-0030-00-00000

3. BILLING ADDRESS (if different) _____

4. TELEPHONE NUMBER _____

5. THE BUILDING IS RESIDENTIAL ; COMMERCIAL _____;
INDUSTRIAL _____; OTHER (Please specify) _____

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6-2-2020
Date

Melissa J. Matthews
Signature

Melissa J. Matthews
Print Name

