

Property Information		Request Information		Update Information
File#:	24-2197682	Requested Date:	07/12/2024	Update Requested:
Owner:	BRODHEAD ROAD DEVELOPMENT LLC	Branch:		Requested By:
Address 1:	165 Sweetwater Drive	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Coroapolis, PA 15108	# of Parcel(s):	1	

### Notes

CODE VIOLATIONS	<p>Per Moon Township Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: Moon Township            Payable: 1000 Beaver Grade Road, Moon Township, PA 15108            Business# 412-262-1700</p>
PERMITS	N/A
SPECIAL ASSESSMENTS	<p>Per Moon Township Tax Collector Department there are no Special Assessments/liens on the property.</p> <p>Collector: Moon Township            Payable: 1000 Beaver Grade Road, Moon Township, PA 15108            Business# 412-262-1700</p>
DEMOLITION	NO
UTILITIES	<p><b>WATER</b>            Account #: N/A            Payment Status: N/A            Status: Pvt &amp; Lienable            Amount: N/A            Good Thru: N/A            Account Active: No            Collector: Creswell Heights Joint Authority            Payable Address: 3961 Jordan St, South Heights, PA 15081            Business # 724-375-1303</p> <p>Comments: Per Creswell Heights Joint Authority, currently the services are inactive on the property as the property still on construction. Please contact Creswell Heights Joint Authority at 724-375-1303 for further informations.</p> <p><b>SEWER &amp; TRASH</b>            This property is vacant, and is not currently serviced for public utilities</p>



# MOON TOWNSHIP

~~Right To Know Response~~  
ALLEGHENY COUNTY - PENNSYLVANIA

July 10, 2024

Dear Peter Watson:

Thank you for writing to the Township of Moon with your request for records pursuant to Pennsylvania's Right-To-Know Law ("RTKL"), 65 P.S. §§ 67.101 *et seq.*

On July 9, 2024, you requested:

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting information to provide the below information for the property.

Address: 161-167 SWEETWATER DR., CORAOPOLIS, PA 15108  
Parcel: 0928-H-00230-0000-00  
Owner: BROADHEAD ROAD DEVELOPMENT LLC

Records responsive to Building permits are attached.

In part, your request is denied in response to CODE VIOLATION & SPECIAL ASSESSMENT FEES based on a thorough examination of records in the possession, custody and control of the Township of Moon, the records you requested do not exist in the possession, custody and control of the Township of Moon.

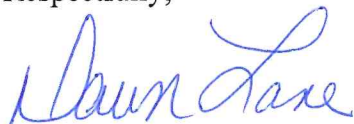
You have a right to appeal this denial in writing to: Office of Open Records, 333 Market St., 16th Floor, Harrisburg, PA 17101-2234. Appeals can also be filed online at the Office of Open Records website, <https://www.openrecords.pa.gov>.

If you choose to file an appeal you must do so within 15 business days of the mailing date of the agency's response. See 65 P.S. § 67.1101. Please note that a copy of your original Right-

to-Know request and this denial letter must be included when filing an appeal. More information about how to file an appeal under the Right-to-Know Law is available at the Office of Open Records website, <https://www.openrecords.pa.gov>.

If you have additional questions, please contact Dawn Lane, Agency Open Records Officer. This correspondence will serve to close this record with our office as permitted by law.

Respectfully,

A handwritten signature in blue ink that reads "Dawn Lane". The signature is written in a cursive, flowing style.

Dawn Lane, Manager  
Township of Moon  
[dlane@moontwp.us](mailto:dlane@moontwp.us)  
412-262-1711



Standard Right-to-Know Law Request Form

Good communication is vital in the RTKL process. Complete this form thoroughly and retain a copy; it may be required if an appeal is filed. You have 15 business days to appeal after a request is denied or deemed denied.

SUBMITTED TO AGENCY NAME: Moon Township (Attn: AORO)

Date of Request: 07/08/2024 Submitted via: [X] Email [ ] U.S. Mail [ ] Fax [ ] In Person

PERSON MAKING REQUEST:

Name: Peter Watson Company (if applicable):

How do you prefer to be contacted if the agency has questions? [ ] Telephone [X] Email [ ] U.S. Mail

RECORDS REQUESTED: Be clear and concise. Provide as much specific detail as possible, ideally including subject matter, time frame, and type of record or party names. RTKL requests should seek records, not ask questions. Requesters are not required to explain why the records are sought or the intended use of the records unless otherwise required by law. Use additional pages if necessary.

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

Address: 161 -167 SWEETWATER DR, CORAOPOLIS, PA 15108
Parcel: 0928-H-00230-0000-00
Owner: BROADHEAD ROAD DEVELOPMENT LLC

DO YOU WANT COPIES? [ ] Yes, printed copies (default if none are checked)
[X] Yes, electronic copies preferred if available
[ ] No, in-person inspection of records preferred (may request copies later)

Do you want certified copies? [ ] Yes (may be subject to additional costs) [X] No
RTKL requests may require payment or prepayment of fees. See the Official RTKL Fee Schedule for more details.
Please notify me if fees associated with this request will be more than [ ] \$100 (or) [ ] \$\_\_\_\_\_.

ITEMS BELOW THIS LINE FOR AGENCY USE ONLY

Tracking: Date Received: Response Due (5 bus. days):

30-Day Ext.? [ ] Yes [ ] No (If Yes, Final Due Date: ) Actual Response Date:

Request was: [ ] Granted [ ] Partially Granted & Denied [ ] Denied Cost to Requester: \$

[ ] Appropriate third parties notified and given an opportunity to object to the release of requested records.

Parcel ID : 0928-H-00230-0000-00  
Property Address : 161 -167 SWEETWATER DR  
CORAOPOLIS, PA 15108

Municipality : 925 Moon  
Owner Name : BRODHEAD ROAD DEVELOPMENT  
LLC

School District :	Moon Area	Neighborhood Code :	92501
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	RESIDENTIAL	Recording Date :	
Use Code :	BUILDERS LOT	Sale Date :	
Homestead* :	No	Sale Price :	\$0
Farmstead :	No	Deed Book :	
Clean And Green	No	Deed Page :	
Other Abatement :	No	Lot Area :	20,540 SQFT

\* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.  
New owners wishing to receive the abatement must apply.  
The deadline to apply is March 1st of each year.  
Details may be found on the [County's abatement page](#).

2024 Full Base Year Market Value		2024 County Assessed Value	
Land Value	\$18,800	Land Value	\$18,800
Building Value	\$0	Building Value	\$0
Total Value	\$18,800	Total Value	\$18,800

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$18,800	Land Value	\$18,800
Building Value	\$0	Building Value	\$0
Total Value	\$18,800	Total Value	\$18,800

Address Information

Owner Mailing : 225 BUTLER RD  
PITTSBURGH , PA 15223-2052





# Electrical Permit

Moon Township

1000 Beaver Grade Rd.  
Moon Twp, PA 15108  
Phone: 412-262-1700  
<http://www.moontwp.com/>

ASSIGNEE	DATE ISSUED	VALUATION	FEE	PERMIT NUMBER
	<b>5/22/2024</b>	<b>0</b>	<b>404.50000</b>	<b>E-24-185</b>

LOCATION: **161 SWEETWATER DR**

**Moon Township, PA 15108**

BLOCK/LOT: **928-H-230**

ZONE:

OCCUPANT:

OWNER:

**Pittsburgh PA 15223**

APPLICANT: **Dan Ryan Builders**

**4000 Town Center Blvd**

**Canonsburg PA 15317**

**412-818-8894**

CONTACT NAME:

SUBDIVISION: **ROLLING HILLS  
TOWNHOUSES  
SUBDIVISION PLAN**

SUBDIVISION LOT:

CONTRACTOR: **Dan Ryan Builders**

**4000 Town Center Blvd**

**Canonsburg, PA 15317**

**412-818-8894**

CONTACT NAME:

## CHARACTERISTICS OF WORK

RESIDENTIAL/COMMERCIAL: **Residential**

IMPROVEMENT TYPE:

DESCRIPTION OF WORK:

**new/SFD/Residential**

EXISTING USE:

PROPOSED USE:

## COMMENTS / CONDITIONS

No comments/conditions.

Code Year:

**Effective 2/14/2022- 2018 ICC Codes plus Accessibility requirements established in Chapter 11 of the IBC 2021 as promulgated by PA Uniform Construction Code. More information can be found on the PA Labor and Industry website [www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx](http://www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx)**



# Electrical Permit

Moon Township

1000 Beaver Grade Rd.  
Moon Twp, PA 15108  
Phone: 412-262-1700  
<http://www.moontwp.com/>

ASSIGNEE	DATE ISSUED	VALUATION	FEE	PERMIT NUMBER
	<b>5/22/2024</b>	<b>0</b>	<b>404.50000</b>	<b>E-24-184</b>

LOCATION: **163 SWEETWATER DR**

**Moon Township, PA 15108**

BLOCK/LOT: **928-H-230**

ZONE:

OCCUPANT:

OWNER:

**Pittsburgh PA 15223**

APPLICANT: **Dan Ryan Builders**

**4000 Town Center Blvd**

**Canonsburg PA 15317**

SUBDIVISION: **ROLLING HILLS  
TOWNHOUSES  
SUBDIVISION PLAN**

SUBDIVISION LOT:

CONTRACTOR: **Dan Ryan Builders**

**4000 Town Center Blvd**

**Canonsburg, PA 15317**

CONTACT NAME:

CONTACT NAME:

## CHARACTERISTICS OF WORK

RESIDENTIAL/COMMERCIAL: **Residential**

IMPROVEMENT TYPE:

DESCRIPTION OF WORK:

**new/SFD/Residential**

EXISTING USE:

PROPOSED USE:

## COMMENTS / CONDITIONS

No comments/conditions.

Code Year:

**Effective 2/14/2022- 2018 ICC Codes plus Accessibility requirements established in Chapter 11 of the IBC 2021 as promulgated by PA Uniform Construction Code. More information can be found on the PA Labor and Industry website [www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx](http://www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx)**



# Electrical Permit

Moon Township

1000 Beaver Grade Rd.  
Moon Twp, PA 15108  
Phone: 412-262-1700  
<http://www.moontwp.com/>

ASSIGNEE	DATE ISSUED	VALUATION	FEE	PERMIT NUMBER
	<b>5/22/2024</b>	<b>0</b>	<b>404.50000</b>	<b>E-24-183</b>

LOCATION: **165 SWEETWATER DR**

**Moon Township, PA 15108**

BLOCK/LOT: **928-H-230**

ZONE:

OCCUPANT:

OWNER:

**Pittsburgh PA 15223**

APPLICANT: **Dan Ryan Builders**

**4000 Town Center Blvd**

**Canonsburg PA 15317**

**412-818-8894**

CONTACT NAME:

SUBDIVISION: **ROLLING HILLS  
TOWNHOUSES  
SUBDIVISION PLAN**

SUBDIVISION LOT:

CONTRACTOR: **Dan Ryan Builders**

**4000 Town Center Blvd**

**Canonsburg, PA 15317**

**412-818-8894**

CONTACT NAME:

## CHARACTERISTICS OF WORK

RESIDENTIAL/COMMERCIAL: **Residential**

IMPROVEMENT TYPE:

DESCRIPTION OF WORK:

**new/Residential/SFD**

EXISTING USE:

PROPOSED USE:

## COMMENTS / CONDITIONS

No comments/conditions.

Code Year:

**Effective 2/14/2022- 2018 ICC Codes plus Accessibility requirements established in Chapter 11 of the IBC 2021 as promulgated by PA Uniform Construction Code. More information can be found on the PA Labor and Industry website [www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx](http://www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx)**





# Electrical Permit

Moon Township

1000 Beaver Grade Rd.  
Moon Twp, PA 15108  
Phone: 412-262-1700  
<http://www.moontwp.com/>

ASSIGNEE	DATE ISSUED	VALUATION	FEE	PERMIT NUMBER
	<b>5/22/2024</b>	<b>0</b>	<b>404.50000</b>	<b>E-24-182</b>

LOCATION: **167 SWEETWATER DR**

**Moon Township, PA 15108**

BLOCK/LOT: **928-H-230**

ZONE:

OCCUPANT:

OWNER:

**Pittsburgh PA 15223**

APPLICANT: **Dan Ryan Builders**

**4000 Town Center Blvd**

**Canonsburg PA 15317**

**412-818-8894**

CONTACT NAME:

SUBDIVISION: **ROLLING HILLS  
TOWNHOUSES  
SUBDIVISION PLAN**

SUBDIVISION LOT:

CONTRACTOR: **Dan Ryan Builders**

**4000 Town Center Blvd**

**Canonsburg, PA 15317**

**412-818-8894**

CONTACT NAME:

## CHARACTERISTICS OF WORK

RESIDENTIAL/COMMERCIAL: **Residential**

IMPROVEMENT TYPE:

DESCRIPTION OF WORK:

**new construction/Residential/SFD**

EXISTING USE:

PROPOSED USE:

## COMMENTS / CONDITIONS

No comments/conditions.

Code Year:

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