

Property Information		Request Information		Update Information	
File#:	24-2176238	Requested Date:	07/15/2024	Update Requested:	
Owner:	MARONDA HOMES LLC	Branch:		Requested By:	
Address 1:	106 Holy Cross Drive	Date Completed:	07/16/2024	Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	Imperial, PA 15126	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Per Town of Findlay Department of Zoning there are no Code Violation cases on this property.

Collector: Town of Findlay
Payable Address: 1271 Route 30 PO Box W Clinton PA 15026
Business# (724) 695-0500

PERMITS N/A

SPECIAL ASSESSMENTS Per Town of Findlay Department of Finance there are no Special Assessments/liens on the property.

Collector: Town of Findlay
Payable Address: 1271 Route 30 PO Box W Clinton PA 15026
Business# (724) 695-0500

DEMOLITION NO

UTILITIES Water & Sewer
Account #: N/A
Payment Status: N/A
Status: Pvt & Non-Lienable
Amount: N/A
Good Thru: N/A
Account Active: Yes
Collector: Findlay Twp Municipal Authority
Payable: 90 Strouss Road Imperial, PA 15126
Business # (724) 695-3108

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION NEEDED.

Garbage:
Garbage private hauler with lien status and balance unknown.

Parcel ID : 1319-K-00004-0000-00
 Property Address : 106 HOLY CROSS DR
 IMPERIAL, PA 15126

Municipality : 910 Findlay
 Owner Name : MARONDA HOMES LLC

School District :	West Allegheny	Neighborhood Code :	91001
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	RESIDENTIAL	Recording Date :	5/16/2024
Use Code :	BUILDERS LOT	Sale Date :	5/7/2024
Homestead* :	No	Sale Price :	\$154,000
Farmstead :	No	Deed Book :	19670
Clean And Green	No	Deed Page :	280
Other Abatement :	No	Lot Area :	9,876 SQFT
		SaleCode :	Multi-Parcel Sale

* 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	\$300	Land Value	\$300
Building Value	\$0	Building Value	\$0
Total Value	\$300	Total Value	\$300

2023 Full Base Year Market Value

2023 County Assessed Value

Land Value	\$300	Land Value	\$300
Building Value	\$0	Building Value	\$0
Total Value	\$300	Total Value	\$300

Address Information

Owner Mailing: 600 BURSCA RD
 BRIDGEVILLE, PA 15017-

Rec'd 4/16/24

TOWNSHIP OF FINDLAY
APPLICATION FOR RESIDENTIAL BUILDING PERMIT

Permit # 24-132
Date Issued 5/1/24

Please Print or Type. Incomplete information may cause a delay in the processing of this application.

Permit is for: (Check all that apply)

New Dwelling: SINGLE FAMILY x DUPLEX TOWNHOUSE MANUFACTURED HOME
Addition Alteration Deck In-ground Pool Above Ground Pool Utility/Misc Use Structure
Demolition Plumbing Mechanical Electrical Other

BUILDING LOCATION: Address: 106 HOLY CROSS DRIVE IMPERIAL PA 15126

County Tax ID # 1319-K-4 Plan Name THE ABBEY Lot # 104

Name of Owner: MARONDA HOMES LLC Phone: 412-220-3082 EXT 4617 E-Mail JHARTLE@MARONDA.COM

Owner's Address: 600 BURSCA DRIVE SUITE 602 BRIDGEVILLE PA 15017

Name of Contractor: SAME Jobsite contact name: BRANDON MILLER

Phone # Cell Ph. # E-Mail

Contractor's Address:

Architect/Engineer: SAME

Phone # Cell Ph. # E-Mail

Architect/Engineer Address

DESCRIPTION OF PROPOSED CONSTRUCTION: 2 STORY, WOOD FRAME, POURED WALL FOUNDATION

TOTAL SQUARE FOOTAGE OF PROPOSED CONSTRUCTION 3586 NUMBER OF STORIES 2

MAXIMUM HEIGHT ABOVE GRADE BUILDING DIMENSIONS: FRONT REAR DEPTH

CRAWLSPACE BASEMENT: FULL PARTIAL FINISHED UNFINISHED x

FOOTER:(CHECK ONE)

- 1. CONCRETE x Dimensions:(width) x (thickness) Rebar? Rod size & placement
2. CRUSHED STONE: (For pre-cast concrete panels) Dimensions:(width) x (thickness)
3. OTHER

FOUNDATION WALL:(CHECK ONE)

- 1. CONCRETE BLOCK: Size x Total wall height (top of footer to sill plate)
Rebar? Rod size & placement
2. POURED-IN-PLACE CONCRETE: Wall thickness Total wall height (top of footer to sill plate)
Rebar? Rod size & placement
3. PRE-CAST CONCRETE PANELS: Manufacturer Wall thickness Total wall height
4. OTHER

PRINCIPLE FRAMING SYSTEM:

- 1. WOOD: Conventional Stick Frame Timber Frame x Panelized Modular
2. COLD FORMED STEEL FRAME:
3. REINFORCED CONCRETE: (or) UNIT MASONRY
4. OTHER

ROOF FRAMING:(CHECK ONE)

- 1. Conventional stick frame 2. Truss system x 3. Other
Type of roof Roofing Material

UTILITIES:

- 1. HEAT: Natural Gas x Propane Oil Electric Air Conditioning (yes/no) YES
2. WATER: Public water supply x Well Cistern
3. SEWAGE: Public Sewage System x On-lot private system

NOTE: CONTACT ALLEGHENY COUNTY HEALTH DEPT., ON-LOT SEWAGE DISPOSAL PROGRAM @ 412-578-8054 FOR ON-LOT PRIVATE SEWER SYSTEM PERMIT. THE PERMIT MUST BE SECURED FROM ALLEGHENY COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY FINDLAY TOWNSHIP.

METHOD OF DISPOSAL FOR CONSTRUCTION DEBRIS:

FOR DEMOLITION ONLY:

Number & Description of buildings to be demolished

ESTIMATED COST OF PROPOSED CONSTRUCTION: \$ 310,324.00

All Building Permits shall commence within six (6) months from the date of issuance. A separate Plumbing Permit is also required. Please contact the Plumbing Inspector at (724)-695-0500 prior to performing any plumbing work. A Highway Occupancy Permit from the PA Department of Transportation is required when applicable.

The applicant hereby agrees to comply with the provisions of all laws and ordinances regulating building construction in the Township of Findlay.

Jody Hartle For Maronda Homes LLC 4/16/2024 10:49:46 EDT JODY HARTLE FOR MARONDA HOMES LLC
Signature of Applicant Date Printed Name of Applicant

OFFICIAL USE ONLY:

ZONING APPROVED YES NO
PLOT PLAN SUBMITTED: YES NO
OCCUPANCY APPLICATION FILED YES NO
SEWAGE FEE PAID \$ 100-00 CH. #
WATER FEES PAID \$ 3610.00 CH. # 476972
WORK WITHOUT PERMIT PENALTY APPLIED: YES NO N/A

PAID FEES: BUILDING PERMIT 717.00
ZONING 25.00
OCCUPANCY 25.00
UCC FEE \$4.50
TOTAL: \$ 771.70
PENALTY

TOWNSHIP APPROVAL

Check # 487004 Date: 4/29/24

TOWNSHIP OF Findlay

Use By Right

Please print or type. Missing or incomplete information may cause a delay in the processing of this application.

Name of Owner: MARONDA HOMES LLC Phone: 412-220-3082 EXT 4617 Email: JHARTLE@MARONDA.COM

Address of Owner: 600 BURSCA DRIVE SUITE 602 BRIDGEVILLE PA 15017

Name of Applicant: SAME Phone: _____ Email: _____

Address of Applicant: _____

Engineer: SAME Phone: _____

Project/Site Name: THE ABBEY

Address/Location: 106 HOLY CROSS DRIVE IMPERIAL PA 15126 County Tax ID#: 1319-K-4

Acreage/Sq.Ft.: 0.227 / 3586 Zoning: _____ Overlay District: _____

Est. Completion Date: EST SEPT 2024 Est. Project Cost: \$310,324.00

RESIDENTIAL:
No. of Lots: 1 No. of Buildings: 1 No. of Dwelling Units: _____

COMMERCIAL/INST:
No. of Buildings: _____ No. of Shops: _____ Total Sq.Ft.: _____

Present Use: VACANT LOT

Proposed Use or Alterations: SINGLE FAMILY HOME

Has a previous application been filed with the Supervisors for this property? NO
If so, when? _____

INSTRUCTIONS TO APPLICANT

This application must be submitted to the Zoning Administrator along with the following supplemental materials:

- (a) Three (3) copies of a Site Plan, as defined by the Findlay Township Zoning Ordinance, in addition to an electronic copy;
- (b) Completed Site Capacity Worksheet (available at the Township Office);
- (c) Application review fee:
 - Single Family - \$25.00
 - Commercial/Industrial - \$25.00 for the 1st 5,000 sq.ft. + \$2.00 for each additional 1,000 sq.ft and \$200 escrow.
 - Apartments - \$25.00 for the 1st three + \$5.00 for each additional apartment and \$200 escrow.

DocuSigned by: Jody Hartle For Maronda Homes LLC 4/16/2024 | 10:49:46 EDT
Signature of Owner Date

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALLEGHENY

** NOTE: NOTARY NOT REQUIRED FOR RESIDENTIAL**

_____, being duly sworn, deposed and says that he is the owner of the premise herein described, and that all the above statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. Sworn to and subscribed before me this _____ day of _____, 20____.

Notary Public Date

My commission expires: _____

(SEAL)

APPROVED BY: [Signature] 4/17/24
Zoning Administrator Date

OFFICIAL USE ONLY:
Date of Application: 4/16/24 Amount Paid: 25.00 Check #: 487004 Building Permit #: 24-132