

Property Information		Request Information		Update Information
File#:	24-2176248	Requested Date:	07/15/2024	Update Requested:
Owner:	ABBEY LAND CO LLC	Branch:		Requested By:
Address 1:	423 Saint Faustina Street	Date Completed:		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 & Garbage
 This property is vacant, and is not currently serviced for public utilities.

Parcel ID : 1319-P-00029-0000-00
 Property Address : 423 SAINT FAUSTINA ST
 IMPERIAL, PA 15126

Municipality : 910 Findlay
 Owner Name : ABBEY LAND CO LLC

School District :	West Allegheny	Neighborhood Code :	91001
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	RESIDENTIAL	Recording Date :	2/18/2022
Use Code :	BUILDERS LOT	Sale Date :	2/15/2022
Homestead* :	No	Sale Price :	\$260,000
Farmstead :	No	Deed Book :	18794
Clean And Green	No	Deed Page :	70
Other Abatement :	No	Lot Area :	11,141 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	\$500	Land Value	\$500
Building Value	\$0	Building Value	\$0
Total Value	\$500	Total Value	\$500

2023 Full Base Year Market Value

2023 County Assessed Value

Land Value	\$500	Land Value	\$500
Building Value	\$0	Building Value	\$0
Total Value	\$500	Total Value	\$500

Address Information

Owner Mailing : 1272 MARS EVANS CITY RD
 EVANS CITY , PA 16033-

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: 423 ST FAUSTINA STREET IMPERIAL PA 15126 County Tax ID#: 1319-P-29

Acreage/Sq.Ft.: 0.256 / 3171 Zoning: _____ Overlay District: _____

Est. Completion Date: EST SEPT 2024 Est. Project Cost: \$355,628.00

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:

 Signature of Owner
 Date: 4/16/2024 | 10:56:58 EDT

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: 
Zoning Administrator Date: 4/17/24

OFFICIAL USE ONLY:
Date of Application: 4/16/25 Amount Paid: 25.00 Check #: 0048702 Building Permit #: 24-134