

Property Information		Request Information		Update Information
File#:	24-2182445	Requested Date:	07/15/2024	Update Requested:
Owner:	DRB GROUP MID ATLANTIC LLC	Branch:		Requested By:
Address 1:	402 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  
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-L-00015-0000-00  
 Property Address : 402 SAINT FAUSTINA ST  
 IMPERIAL, PA 15126

Municipality : 910 Findlay  
 Owner Name : DRB GROUP MID ATLANTIC LLC

School District :	West Allegheny	Neighborhood Code :	91001
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	RESIDENTIAL	Recording Date :	1/24/2024
Use Code :	BUILDERS LOT	Sale Date :	1/10/2024
Homestead* :	No	Sale Price :	\$85,000
Farmstead :	No	Deed Book :	19557
Clean And Green	No	Deed Page :	135
Other Abatement :	No	Lot Area :	11,007 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	\$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 : 2099 GAITHER RD STE 600  
 ROCKVILLE , MD 20850-4018

Rec'd 12/21/23



TOWNSHIP OF FINDLAY
APPLICATION FOR RESIDENTIAL BUILDING PERMIT

Permit # 24-09
Date Issued 1/9/24

Please Print or Type. Make sure information transfers to all four copies. Incomplete information may cause a delay in the processing of this application.

Permit is for: (Check One)

NEW DWELLING: SINGLE FAMILY [checked] DUPLEX TOWNHOUSE MANUFACTURED HOME
Addition Alteration Deck In-Ground pool Above Ground Pool Utility/Misc. Use Structure
Demolition Plumbing Mechanical Electrical Other

BUILDING LOCATION: Plan Name THE ABBEY Lot # 115
Address: 402 SAINT FAUSTINA ST.
County Tax ID # 1319-L-15
Name of Owner Dan Ryan Builders
Owner's Address: 4000 Town Center Blvd.
Name of Contractor: Suite 200
Jobsite contact name:
Phone # 412-818-8894 Cell PCanonsburg, PA 15317 #
Contractor's Address:
Architect/Engineer: (if applicable) Phone #

DESCRIPTION OF PROPOSED CONSTRUCTION:

ESTIMATED COST OF CONST. \$ 224,323 SQUARE FOOTAGE OF PROPOSED CONST 4946 2495 1/4' ext. and porch
NUMBER OF STORIES 2 MAXIMUM HEIGHT ABOVE GRADE 27'
BUILDING DIMENSIONS Front 34' Rear 34' Depth 36.33'
CRAWLSPACE? BASEMENT? Full [checked] Partial Finished Unfinished [checked]

FOOTER:

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

FOUNDATION WALLS:

1. CONCRETE BLOCK Size- 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. PRECAST CONCRETE PANELS (Manufacturer)
Wall Thickness Total Wall Height (top of footer to sill plate)
4. OTHER:

PRINCIPLE FRAMING SYSTEM:

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

ROOF FRAMING:

1. Conventional Stick Frame [checked] 2. Truss System [checked] 3. Other
Type of Roof Roofing Material

UTILITIES:

1. HEAT: Natural Gas [checked] Propane Oil Electric Air Conditioning?(yes/no) YES
2. WATER: Public Water Supply [checked] Well Cistern
3. SEWAGE: Public Sewage System [checked] On-lot private system

NOTE: CONTACT ALLEGHENY COUNTY HEALTH DEPT., ON-LOT SEWAGE DISPOSAL PROGRAM @ 412-578-8040 FOR ON-LOT PRIVATE SEWAGE SYSTEM PERMIT. THE PERMIT MUST BE SECURED FROM ALLEGHENY COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT BY FINDLAY TWP.

METHOD OF DISPOSAL FOR CONSTRUCTION DEBRIS:

FOR DEMOLITION ONLY:

Number & Description of Bldg's to be demolished:

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.

Signature of Applicant: DRB/DRC Co. LLC Date: 12/18/23 Printed Name of Applicant: DAN RYAN BUILDERS

OFFICIAL USE ONLY: ZONING APPROVED [checked] YES NO
PLOT PLAN SUBMITTED: [checked] YES NO
OCCUPANCY APPLICATION FILED [checked] YES NO
SEWAGE FEE PAID \$ 5470.00 CH. # 3688
WATER FEES PAID \$ 3610.00 CH. # 3689
PAID FEES: BUILDING PERMIT 499.00
ZONING 25.00
OCCUPANCY 25.00
UCC FEE \$4.50
TOTAL: \$ 553.50

TOWNSHIP APPROVAL: [Signature] Check # 3694 Date: 1/2/24

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: Dan Ryan Builders Phone: 412-818-8894  
Address of Owner: 4000 Town Center Blvd.  
Suite 200  
Name of Applicant: Canonsburg, PA 15317 Phone: \_\_\_\_\_  
Address of Applicant: \_\_\_\_\_  
Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_  
Project/Site Name: THE ABBEY - LOT # 115  
Address/Location: 402 SAINT FAUSTINA ST. County Tax Ident.# 1319-L-15  
Acreage or Sq.Ft.: 253 ACRES Zoning: RESIDENTIAL Overlay District: \_\_\_\_\_  
Est. Completion Date MAY 2024 Est. Proj. Cost \$ 224,323  
RESIDENTIAL:  
No. of Lots: 1 No. Buildings: 1 No. of Dwelling Units: 1  
COMMERCIAL/INST:  
No. Buildings: \_\_\_\_\_ No. of Shops: \_\_\_\_\_ Total Sq.Ft: \_\_\_\_\_  
Present Use: N/A  
Proposed Use or Alterations: SFD

Has a previous application been filed with the Supervisors for this property? \_\_\_\_\_  
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 Township Office);

(c) Application review fee: \$25.00

Single Family - \$25.00

Commercial/Industrial - \$25.00 1st 5,000 sq.ft. + 2.00 each  
additional 1,000 sq.ft. and \$200.00 escrow

Apartments - \$25.00 1st three + 5.00 each additional apt and  
\$200.00 escrow

DR Bullitt Co. LLC  
Signature of Owner

12/18/23  
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 premises 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: BLSH

Zoning Administrator

12/27/23  
Date

OFFICIAL USE ONLY:

DATE OF APPLICATION: 12/27/23 AMOUNT PAID: 25.00  
CHECK # 3694

BUILDING PERMIT #: 24-09

# 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: Gayle Lamm Phone: 412-352-8918 Email: \_\_\_\_\_

Address of Owner: 402 Saint Austins St. Imperial PA 15126

Name of Applicant: Jason Kaper Phone: 412-889-8547 Email: JIK0073@hotmail.com

Address of Applicant: 116 Locust Lane Carlisle PA 15071

Engineer: Kevin 2016 square feet Phone: \_\_\_\_\_

Project/Site Name: \_\_\_\_\_

Address/Location: \_\_\_\_\_ County Tax ID#: \_\_\_\_\_

Acreage/Sq.Ft.: \_\_\_\_\_ Zoning: \_\_\_\_\_ Overlay District: \_\_\_\_\_

Est. Completion Date: 7/1/2024 - 7/30/2024 Est. Project Cost: \$8000.00

### RESIDENTIAL:

No. of Lots: \_\_\_\_\_ No. of Buildings: \_\_\_\_\_ No. of Dwelling Units: \_\_\_\_\_

### COMMERCIAL/INST:

No. of Buildings: \_\_\_\_\_ No. of Shops: \_\_\_\_\_ Total Sq.Ft.: \_\_\_\_\_

Present Use: new home - nothing is there now

Proposed Use or Alterations: build new deck

Has a previous application been filed with the Supervisors for this property? no  
If so, when? \_\_\_\_\_

### INSTRUCTIONS TO APPLICANT

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- (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.

Signature of Owner: [Signature] Date: 6/20/2024

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] Date: 6/21/24  
Zoning Administrator

### OFFICIAL USE ONLY:

Date of Application: 6/21/24 Amount Paid: 25.00 Check #: 191 Building Permit #: 24-198