

Property Information		Request Information		Update Information
File#:	24-2182447	Requested Date:	07/15/2024	Update Requested:
Owner:	YOON JI HYE	Branch:		Requested By:
Address 1:	116 Holy Cross Drive	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-K-00009-0000-00  
Property Address : 116 HOLY CROSS DR  
IMPERIAL, PA 15126

Municipality : 910 Findlay  
Owner Name : YOON JI HYE

School District :	West Allegheny	Neighborhood Code :	91001
Tax Code :	Taxable	Owner Code :	REGULAR
Class :	RESIDENTIAL	Recording Date :	4/25/2024
Use Code :	BUILDERS LOT	Sale Date :	4/18/2024
Homestead* :	No	Sale Price :	\$488,631
Farmstead :	No	Deed Book :	19649
Clean And Green	No	Deed Page :	533
Other Abatement :	No	Lot Area :	9,989 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	\$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 : 116 HOLY CROSS DR  
 IMPERIAL , PA 15126-2160



**TOWNSHIP OF FINDLAY**  
APPLICATION FOR **RESIDENTIAL** BUILDING PERMIT

Permit # 23-286  
Date Issued 9/20/23

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  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 # 109  
Address: 116 HOLY CROSS DR.  
County Tax ID # \_\_\_\_\_  
Name of Owner: Dan Ryan Builders Phone: \_\_\_\_\_ E-Mail \_\_\_\_\_  
Owner's Address: 4000 Town Center Blvd.  
Name of Contractor: Suite 200 Jobsite contact name: \_\_\_\_\_  
Phone # 412-818-8894 Cell # Canonsburg, PA 15317 E-Mail \_\_\_\_\_  
Contractor's Address: \_\_\_\_\_  
Architect/Engineer: (if applicable) \_\_\_\_\_ Phone # \_\_\_\_\_

**DESCRIPTION OF PROPOSED CONSTRUCTION:**  
ESTIMATED COST OF CONST. \$ 236,267 SQUARE FOOTAGE OF PROPOSED CONST. 2,954  
NUMBER OF STORIES 2 MAXIMUM HEIGHT ABOVE GRADE 27'  
BUILDING DIMENSIONS: Front 40' Rear 40' Depth 44'  
CRAWLSPACE?  BASEMENT? Full  Partial  Finished  Unfinished

**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: Total Wall Height (top of footer to sill plate) \_\_\_\_\_  
Wall Thickness \_\_\_\_\_  
Rebar? (Rod size & placement) \_\_\_\_\_  
3. PRECAST CONCRETE PANELS (Manufacturer) \_\_\_\_\_ Total Wall Height (top of footer to sill plate) \_\_\_\_\_  
Wall Thickness \_\_\_\_\_  
4. OTHER: \_\_\_\_\_

**PRINCIPLE FRAMING SYSTEM:**  
1. WOOD: Conventional Stick Frame  Timber Frame  Panelized  Modular   
2. COLD-FORMED STEEL FRAME \_\_\_\_\_  
3. REINFORCED CONCRETE \_\_\_\_\_ (or) UNIT MASONRY \_\_\_\_\_  
4. OTHER \_\_\_\_\_

**ROOF FRAMING:**  
1. Conventional Stick Frame  2. Truss System  3. Other \_\_\_\_\_  
Type of Roof \_\_\_\_\_ Roofing Material \_\_\_\_\_

**UTILITIES:**  
1. HEAT: Natural Gas  Propane  Oil  Electric  Air Conditioning?(yes/no) YES  
2. WATER: Public Water Supply  Well  Cistern \_\_\_\_\_  
3. SEWAGE: Public Sewage System  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: DRYB/DRC Co. LLC Date: 8/16/23 Printed Name of Applicant: DAN RYAN BUILDERS

<b>OFFICIAL USE ONLY:</b>	<b>PAID FEES: BUILDING PERMIT</b> <u>590.80</u>
ZONING APPROVED <u>BP</u> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	ZONING <u>25.00</u>
PLOT PLAN SUBMITTED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	OCCUPANCY <u>25.00</u>
OCCUPANCY APPLICATION FILED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	UCC FEE <u>\$4.50</u>
SEWAGE FEE PAID \$ <u>5776.00</u> CH. # <u>3410</u>	TOTAL: \$ <u>645.30</u>
WATER FEES PAID \$ <u>3610.00</u> CH. # <u>3409</u>	

TOWNSHIP APPROVAL: \_\_\_\_\_ Check # 3556 Date: 9/17/23

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 #109  
Address/Location: 116 HOLY CROSS DR. County Tax Ident.# \_\_\_\_\_  
Acreage or Sq.Ft.: 229 ACRES Zoning: RESIDENTIAL Overlay District: \_\_\_\_\_  
Est. Completion Date: DEC 2023 Est. Proj. Cost: \$236,267  
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:

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

DRB Builders Co. LLC  
Signature of Owner

8/16/23  
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:

BLG/SH  
Zoning Administrator

9/1/23  
Date

OFFICIAL USE ONLY:

DATE OF APPLICATION: 9/1/23

AMOUNT PAID: 25.00  
CHECK # 3556

BUILDING PERMIT #: 23-286

**TOWNSHIP OF FINDLAY**  
**Application For Certificate of Use and Occupancy**

Please print or type. Incomplete or missing information may cause a delay in the processing of your application.

Address of Property: 116 Holy Cross Dr. Imperial  
 Zoning District: RESIDENTIAL County Tax Ident #: 1319-K-9  
 Plan Name: THE ABBEY Lot No: 109  
 Lot Dimensions: \_\_\_\_\_ or Acreage: .229  
 Describe Structure: NEW CONSTRUCTION/SFD  
 Structure Dimensions: 44' x 40' # of Stories: 2  
 Set Back From Road Right-of-Way: 35' Rear Yard Distance: 78.56'  
 Left Side Yard Distance: 9' Right Side Yard Distance: 16'  
 Present Use or Occupancy: N/A  
 Proposed Use or Occupancy: SFD  
 Present # of Families: 0 Proposed # of Families: 1  
 Owner's Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 (at time of occupancy)  
 Owner's Address: Dan Ryan Builders  
4000 Town Center Blvd.  
 Applicant's Name: \_\_\_\_\_ Suite 200 Phone #: 412-818-8894  
 Applicant's Address: Canonsburg, PA 15317  
 Lessee's Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Lessee's Address: \_\_\_\_\_

This application must be accompanied by an application fee of \$ 25.00 (for Residential) or \$50.00 (for Non-Residential) made payable to: *Township of Findlay.*

I hereby certify that all statements contained above are true and correct and hereby apply for permission to occupy the premise above described for the purpose herein stated. If such use complies with the provisions of all laws and ordinances and certificate of occupancy is issued, it is understood by the applicant that the said certificate will authorize only the use stated in this application and that such use may not legally be extended or changed without authorization in a new certificate of occupancy. If the building located on these premises or any part of the said building is to be occupied as a dwelling, the applicant understands that the occupancy thereof is to be limited to that number of families stated in this application.

Dan Ryan Builders/DRB Co. LLC 8/16/23  
 Owner's Signature Date  
DAN RYAN BUILDERS  
 Print Name

OFFICIAL USE ONLY:  
 Date of Application 9/1/23 Fee Paid 25.00  
 Building Permit # 23-286 Check # 3556 Occupancy Permit # 2593-24-R

*Note: Final grading and landscape by June 1, 2024.*

*2 story 2957 sq ft SFD  
 R 5B 18URC  
 Final: 4/11/24*

[Signature] 4/12/24  
 ISSUING OFFICIAL Date