

Property Information		Request Information		Update Information
File#:	24-2182449	Requested Date:	07/15/2024	Update Requested:
Owner:	DRB GROUP MID-ATLANTIC LLC	Branch:		Requested By:
Address 1:	105 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	<p>Per Town of Findlay Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: Town of Findlay Payable Address: 1271 Route 30 PO Box W Clinton PA 15026 Business# (724) 695-0500</p>
PERMITS	N/A
SPECIAL ASSESSMENTS	<p>Per Town of Findlay Department of Finance there are no Special Assessments/liens on the property.</p> <p>Collector: Town of Findlay Payable Address: 1271 Route 30 PO Box W Clinton PA 15026 Business# (724) 695-0500</p>
DEMOLITION	NO
UTILITIES	<p>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</p> <p>UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION NEEDED.</p> <p>Garbage: Garbage private hauler with lien status and balance unknown.</p>

Parcel ID : 1319-K-00050-0000-00
 Property Address : 105 HOLY CROSS DR
 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 :	2/24/2023
Use Code :	BUILDERS LOT	Sale Date :	2/23/2023
Homestead* :	No	Sale Price :	\$85,000
Farmstead :	No	Deed Book :	19215
Clean And Green	No	Deed Page :	248
Other Abatement :	No	Lot Area :	8,775 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 : 4000 TOWN CENTER BLVD STE 200
 CANONSBURG , PA 15317-5837



TOWNSHIP OF FINDLAY

Permit # 23-25
Date Issued 2/2/23

APPLICATION FOR RESIDENTIAL BUILDING PERMIT

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 [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: Address: 105 HOLY CROSS DR.

County Tax ID # 1319-K-50 Plan Name THE ABBEY Lot # 150

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 Phone Canonsburg, PA 1531 E-Mail DANNY@DEMARCOPERMITCOMPANY.COM

Contractor's Address:

Architect/Engineer:

Phone # Cell Ph. # E-Mail

Architect/Engineer Address

DESCRIPTION OF PROPOSED CONSTRUCTION: NEW/SFD/RESIDENTIAL W/DECK

TOTAL SQUARE FOOTAGE OF PROPOSED CONSTRUCTION 3,392 NUMBER OF STORIES 2

MAXIMUM HEIGHT ABOVE GRADE 27' BUILDING DIMENSIONS: FRONT 38' REAR 38' DEPTH 51'

CRAWLSPACE BASEMENT: FULL PARTIAL [checked] FINISHED [checked] UNFINISHED

FOOTER:(CHECK ONE)

- 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 WALL:(CHECK ONE)

- 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. PRE-CAST CONCRETE PANELS: Manufacturer Wall thickness Total wall height
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:(CHECK ONE)

- 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 @ 412-578-8054 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: \$ 284,000

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 [Signature] Date 1/11/22 Printed Name of Applicant DAN RYAN BUILDERS

OFFICIAL USE ONLY:

PAID FEES: BUILDING PERMIT 678.40
ZONING 25.00
OCCUPANCY 25.00
UCC FEE \$4.50
TOTAL: \$ 732.90
PENALTY

ZONING APPROVED [checked] YES NO
PLOT PLAN SUBMITTED: [checked] YES NO
OCCUPANCY APPLICATION FILED [checked] YES NO
SEWAGE FEE PAID \$ 4900.00 CH. # 3092
WATER FEES PAID \$ 4713.75 CH. # 3091
WORK WITHOUT PERMIT PENALTY APPLIED: YES NO [checked] N/A

TOWNSHIP APPROVAL

Check # 3158 Date: 1/30/23

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 #150
Address/Location: 105 Holy Cross Dr. County Tax Ident.# _____
Acreage or Sq.Ft. .201 ACRES Zoning: RESIDENTIAL Overlay District: _____
Est. Completion Date APRIL 2023 Est. Proj. Cost \$ 284,000
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 w/ DECK

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

Dan Ryan Builders 11/11/22
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 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: J. Danett J 1-27-23
Zoning Administrator Date

OFFICIAL USE ONLY:
DATE OF APPLICATION: _____ AMOUNT PAID: _____ BUILDING PERMIT #: _____
CHECK # _____

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: 105 HOLY CROSS DR. Imperial
 Zoning District: RESIDENTIAL County Tax Ident #: 1319-K-50
 Plan Name: THE ABBEY Lot No: 150
 Lot Dimensions: _____ or Acreage: .201
 Describe Structure: NEW / SFD / RESIDENTIAL w/DECK Square Feet: 3,392
 Structure Dimensions: 51' X 38' # of Stories: 2 Set Back From Road Right-of-Way: 26'
 Rear Yard Distance: 54' Left Side Yard Distance: 13.5' Right Side Yard Distance: 13.5'
 Present Use or Occupancy: N/A
 Proposed Use or Occupancy: SFD w/DECK
 Present # of Families: 0 Proposed # of Families: 1
 Owner's Name: Dan Ryan Builders Phone #: _____
 (at time of occupancy) 4000 Town Center Blvd.
 Suite 200
 Owner's Address: Canonsburg, PA 15317
 Applicant's Name: Dan Ryan Builders Phone #: 412-818-8894
 Applicant's Address: 4000 Town Center Blvd.
 Suite 200
 Lessee's Name: Canonsburg, PA 15317 Phone #: _____
 Lessee's Address: _____

This application must be accompanied by an application fee of \$ 25.00 (for Residential) or \$100.00 (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.

DRB/DRP Co. LLC 11/11/22
 Owner's Signature Date
DAN RYAN BUILDERS
 Print Name

Note: Sales office in garage, will be converted back to garage when sales office is no longer needed.

OFFICIAL USE ONLY:

Date of Application 11/11/22 Fee Paid 25.00
 Building Permit # 23-25 Check # 3158 Occupancy Permit # 2561-24-R
 Code Ed R/R/C # stories 2 sqft 3392
 Use Group R Construction Type 50
 Sprinklered Y ~~N~~ Fire Alarm Y ~~N~~
 Final Date: 1/9/24

ISSUING OFFICIAL [Signature] Date 1/9/24