

Property Information		Request Information		Update Information
File#:	24-2182450	Requested Date:	07/15/2024	Update Requested:
Owner:	DRB GROUP MID-ATLANTIC LLC	Branch:		Requested By:
Address 1:	118 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-L-00010-0000-00
 Property Address : 118 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 :	4/15/2024
Use Code :	BUILDERS LOT	Sale Date :	4/3/2024
Homestead* :	No	Sale Price :	\$340,000
Farmstead :	No	Deed Book :	19638
Clean And Green	No	Deed Page :	77
Other Abatement :	No	Lot Area :	9,844 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 : 2099 GAITHER RD STE 600
 ROCKVILLE , MD 20850-4018

Rec'd 4/18/24



TOWNSHIP OF FINDLAY
APPLICATION FOR RESIDENTIAL BUILDING PERMIT

Permit # 24-120
Date Issued 4/19/24

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 # 110
Address: 118 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 Fax # E-Mail
Contractor's Address:
Architect/Engineer: (if applicable) Phone #

DESCRIPTION OF PROPOSED CONSTRUCTION:
ESTIMATED COST OF CONST. \$ 230,000 SQUARE FOOTAGE OF PROPOSED CONST. 2,477
NUMBER OF STORIES 2 MAXIMUM HEIGHT ABOVE GRADE 27'
BUILDING DIMENSIONS: Front 36' Rear 36' Depth 36'
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 DEP'T., 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 Date 4/14/24 Printed Name of Applicant DAN RYAN BUILDERS

OFFICIAL USE ONLY: ZONING APPROVED YES NO PLOT PLAN SUBMITTED: YES NO OCCUPANCY APPLICATION FILED YES NO SEWAGE FEE PAID \$ 5790.00 CH. # 3844 WATER FEES PAID \$ 3610.00 CH. # 3845
PAID FEES: BUILDING PERMIT 195.40 ZONING 25.00 OCCUPANCY 25.00 UCC FEE \$4.50 TOTAL: \$ 549.90

TOWNSHIP APPROVAL Check # 3866 Date: 4/15/24

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 # 110
 Address/Location: 118 HOLY CROSS DR. County Tax Ident.# _____
 Acreage or Sq.Ft.: 226 ACRES Zoning: RESIDENTIAL Overlay District: _____
 Est. Completion Date _____ Est. Proj. Cost \$ 230,000
 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

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

DR Bullert Co. LLC
 Signature of Owner

4/11/24
 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:

PLS Stk
 Zoning Administrator

4/12/24
 Date

OFFICIAL USE ONLY:

DATE OF APPLICATION: 4/8/24 AMOUNT PAID: 25.00
 CHECK # 3966

BUILDING PERMIT #: 24-120