

Property Information		Request Information		Update Information
File#:	24-2182451	Requested Date:	07/15/2024	Update Requested:
Owner:	DRB GROUP MID-ATLANTIC LLC	Branch:		Requested By:
Address 1:	404 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-00016-0000-00
 Property Address : 404 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 :	3/12/2024
Use Code :	BUILDERS LOT	Sale Date :	2/29/2024
Homestead* :	No	Sale Price :	\$85,000
Farmstead :	No	Deed Book :	19599
Clean And Green	No	Deed Page :	78
Other Abatement :	No	Lot Area :	0 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 : 2099 GAITHER RD STE 600
 ROCKVILLE , MD 20850-4018



TOWNSHIP OF FINDLAY
APPLICATION FOR RESIDENTIAL BUILDING PERMIT

Permit # 24-93
Date Issued 3/20/24

Rec'd 2/21/24

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 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 # 116
Address: 404 SAINT FAUSTINA ST.
County Tax ID # 13192-16
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. \$ 233,086 SQUARE FOOTAGE OF PROPOSED CONST. 2,301
NUMBER OF STORIES 2 MAXIMUM HEIGHT ABOVE GRADE 27'
BUILDING DIMENSIONS: Front 40' Rear 40' Depth 29'
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 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.

Dan Ryan Builders Co. LLC 2/19/24 DAN RYAN BUILDERS
Signature of Applicant Date Printed Name of Applicant

OFFICIAL USE ONLY:

ZONING APPROVED: YES NO
PLOT PLAN SUBMITTED: YES NO
OCCUPANCY APPLICATION FILED: YES NO
SEWAGE FEE PAID \$ 5490.00 CH. # 3733
WATER FEES PAID \$ 3610.00 CH. # 3734

PAID FEES: BUILDING PERMIT 460.20
ZONING 25.00
OCCUPANCY 25.00
UCC FEE \$4.50
TOTAL: \$ 514.70

TOWNSHIP APPROVAL

Check # 3788 Date: 3/7/24

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 # 1110
 Address/Location: 404 SAINT FAUSTINA ST. County Tax Ident.# 1319-2-18
 Acreage or Sq.Ft. .230 ACRES Zoning: RESIDENTIAL Overlay District: _____
 Est. Completion Date _____ Est. Proj. Cost \$ 233,080
 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

2/19/24
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: B. S. S. W.
Zoning Administrator

2/23/24
Date

OFFICIAL USE ONLY:

DATE OF APPLICATION: 2/22/24 AMOUNT PAID: 25⁰⁰
CHECK # 3288

BUILDING PERMIT # 2493