



# MOON TOWNSHIP

ALLEGHENY, COUNTY - PENNSYLVANIA

## Right-To-Know Response

August 2, 2024

Peter Watson

Dear Peter Watson:

Thank you for writing to the Township of Moon with your request for records pursuant to Pennsylvania's Right-To-Know Law ("RTKL"), 65 P.S. §§ 67.101 *et seq.*

On July 30, 2024, you requested:

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting information to provide the below information for the property.

Address: 100 SWEETWATER DR., CORAOPOLIS, PA 15108  
Parcel: 0928-M-00202-0000-00  
Owner: DRB GROUP MID-ATLANTIC LLC

Records responsive to building permits and certificate of occupancy are attached.

In part, your request is denied in response to CODE VIOLATION & SPECIAL ASSESSMENT FEES based on a thorough examination of records in the possession, custody and control of the Township of Moon, the records you requested do not exist in the possession, custody and control of the Township of Moon.

You have a right to appeal this denial in writing to: Office of Open Records, 333 Market St., 16th Floor, Harrisburg, PA 17101-2234. Appeals can also be filed online at the Office of Open Records website, <https://www.openrecords.pa.gov>.

If you choose to file an appeal you must do so within 15 business days of the mailing date of the agency's response. See 65 P.S. § 67.1101. Please note that a copy of your original Right-to-Know request and this denial letter must be included when filing an appeal. More information about how to file an appeal under the Right-to-Know Law is available at the Office of Open Records website, <https://www.openrecords.pa.gov>.

If you have additional questions, please contact Dawn Lane, Agency Open Records Officer. This correspondence will serve to close this record with our office as permitted by law.

Respectfully,



Dawn Lane, Manager  
Township of Moon  
[dlane@moontwp.us](mailto:dlane@moontwp.us)  
412-262-1711



## Standard Right-to-Know Law Request Form

Good communication is vital in the RTKL process. Complete this form thoroughly and retain a copy; it may be required if an appeal is filed. You have 15 business days to appeal after a request is denied or deemed denied.

**SUBMITTED TO AGENCY NAME:** \_\_\_\_\_ Moon Township \_\_\_\_\_ (Attn: AORO)

Date of Request: 06/07/2024 Submitted via:  Email  U.S. Mail  Fax  In Person

**PERSON MAKING REQUEST:**

How do you prefer to be contacted if the agency has questions?  Telephone  Email  U.S. Mail

**RECORDS REQUESTED:** *Be clear and concise. Provide as much specific detail as possible, ideally including subject matter, time frame, and type of record or party names. RTKL requests should seek records, not ask questions. Requesters are not required to explain why the records are sought or the intended use of the records unless otherwise required by law. Use additional pages if necessary.*

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

Address: 100 SWEETWATER DR, CORAOPOLIS, PA 15108  
Parcel: 0928-M-00202-0000-00  
Owner: DRB GROUP MID-ATLANTIC LLC

**DO YOU WANT COPIES?**  Yes, printed copies (*default if none are checked*)  
 Yes, electronic copies preferred if available  
 No, in-person inspection of records preferred (*may request copies later*)

Do you want **certified copies**?  Yes (*may be subject to additional costs*)  No  
*RTKL requests may require payment or prepayment of fees. See the [Official RTKL Fee Schedule](#) for more details.*

**Please notify me if fees associated with this request will be more than**  \$100 (or)  \$ \_\_\_\_\_.

**ITEMS BELOW THIS LINE FOR AGENCY USE ONLY**

Tracking: \_\_\_\_\_ Date Received: \_\_\_\_\_ Response Due (5 bus. days): \_\_\_\_\_

30-Day Ext.?  Yes  No (If Yes, Final Due Date: \_\_\_\_\_) Actual Response Date: \_\_\_\_\_

Request was:  Granted  Partially Granted & Denied  Denied Cost to Requester: \$ \_\_\_\_\_

Appropriate third parties notified and given an opportunity to object to the release of requested records.

Parcel ID : 0928-M-00202-0000-00  
 Property Address : 100 SWEETWATER DR  
 CORAOPOLIS, PA 15108

Municipality : 925 Moon  
 Owner Name : DAN RYAN BUILDERS MID-ATLANTIC  
 LLC

|                   |              |                     |             |
|-------------------|--------------|---------------------|-------------|
| School District : | Moon Area    | Neighborhood Code : | 92501       |
| Tax Code :        | Taxable      | Owner Code :        | CORPORATION |
| Class :           | RESIDENTIAL  | Recording Date :    |             |
| Use Code :        | BUILDERS LOT | Sale Date :         |             |
| Homestead* :      | No           | Sale Price :        | \$0         |
| Farmstead :       | No           | Deed Book :         |             |
| Clean And Green   | No           | Deed Page :         |             |
| Other Abatement : | No           | Lot Area :          | 4,154 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                       | \$3,600 | Land Value                 | \$3,600 |
| Building Value                   | \$0     | Building Value             | \$0     |
| Total Value                      | \$3,600 | Total Value                | \$3,600 |

| 2023 Full Base Year Market Value |         | 2023 County Assessed Value |         |
|----------------------------------|---------|----------------------------|---------|
| Land Value                       | \$3,600 | Land Value                 | \$3,600 |
| Building Value                   | \$0     | Building Value             | \$0     |
| Total Value                      | \$3,600 | Total Value                | \$3,600 |

Address Information

Owner Mailing : 2099 GAITHER RDG STE 600  
 ROCKVILLE , MD 20850-4018

## Renee Cameron

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**Sent:** Tuesday, July 30, 2024 11:44 AM  
**To:** Right To Know  
**Subject:** 100 SWEETWATER DR  
**Attachments:** 100 SWEETWATER DR - RTK Request.pdf; Assessor.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Please find the attached RTK request.

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

**Address: 100 SWEETWATER DR, CORAOPOLIS, PA 15108**  
**Parcel: 0928-M-00202-0000-00**  
**Owner: DRB GROUP MID-ATLANTIC LLC**

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.



# Building and Zoning Permit Residential

Moon Township  
1000 Beaver Grade Rd.  
Moon Twp, PA 15108  
Phone: 412-262-1700  
<http://www.moontwp.com/>

| ASSIGNEE           | DATE ISSUED       | VALUATION           | FEE               | PERMIT NUMBER |
|--------------------|-------------------|---------------------|-------------------|---------------|
| <b>Idombrowski</b> | <b>10/21/2021</b> | <b>\$196,043.00</b> | <b>\$1,005.00</b> | <b>210360</b> |

|   |  |
|---|--|
| <p>LOCATION: <b>100 SWEETWATER DR</b><br/>Moon Township, PA 15108</p> <p>BLOCK/LOT: <b>928-M-200</b></p> <p>ZONE:</p> <p>OCCUPANT: <b>DAN RYAN BUILDERS MID-ATLANTIC LLC</b></p> <p>OWNER: <b>DAN RYAN BUILDERS MID-ATLANTIC LLC</b><br/><b>2099 GAITHER RDG STE 600</b><br/><b>ROCKVILLE MD 20850</b></p> <p>APPLICANT: <b>Dan Ryan Builders</b><br/><b>4000 Town Center Blvd</b><br/><b>Canonsburg PA 15317</b><br/><b>412-818-8894</b></p> <p>CONTACT NAME: <b>Danny DeMarco</b></p> | <p>SUBDIVISION: <b>ROLLING HILLS TOWNHOUSES SUBDIVISION PLAN</b></p> <p>SUBDIVISION LOT: <b>110-A</b></p> <p>CONTRACTOR: <b>Dan Ryan Builders</b><br/><b>4000 Town Center Blvd</b><br/><b>Canonsburg, PA 15317</b><br/><b>412-818-8894</b></p> <p>CONTACT NAME: <b>Danny DeMarco</b></p> <p>ARCHITECT/<br/>ENGINEER: <b>Dan Ryan Builders</b><br/><b>4000 Town Center Blvd</b><br/><b>Canonsburg, PA 15317</b><br/><b>(412) 337-4126</b></p> <p>CONTACT NAME: <b>Lauren Medved</b></p> |
|---|--|

### CHARACTERISTICS OF WORK

|  |   |
|--|---|
| <p>DESCRIPTION OF WORK: <b>New Single Family Townhome 2 story, 24' x 36', Lot 110-A</b></p> <p>IMPROVEMENT TYPE: <b>New Residential Single-Family Dwelling (Attached)</b></p> <p>ZONING IMPROVEMENT:</p> <p>EXISTING USE: <b>Vacant</b></p> <p>PROPOSED USE: <b>Townhouse 1 of 4 units</b></p> <p>VARIANCE: <b>No</b></p> <p>DATE OF HEARING:</p> <p>VARIANCE DESCRIPTION:</p> <p>SEWER: <b>Public</b>                      WATER: <b>Public</b></p> | <p>ESTIMATED CONSTRUCTION COST: <b>\$196,043.00</b></p> <p>NO. OF STORIES: <b>2</b></p> <p>TOTAL HEIGHT: <b>27</b></p> <p>TOTAL LENGTH: <b>36</b></p> <p>TOTAL WIDTH: <b>24</b></p> <p>SQ FT AREA OF ALTERATION/IMPROVEMENT: <b>2357</b></p> <p>TOTAL SQ FT: <b>2357</b></p> <p>AREAS -    1ST FLOOR: <b>827</b>                      DECK: <b>32</b><br/>                  2ND FLOOR: <b>801</b>                      PORCH:</p> <p>                  BASEMENT: <b>321</b>                      SHED:</p> <p>                  GARAGE: <b>376</b></p> <p>ZONING SETBACKS</p> <p>                  FRONT YARD: <b>17</b>                      RIGHT SIDE YARD:</p> <p>                  REAR YARD: <b>30</b>                      LEFT SIDE YARD:</p> |
|--|---|

### COMMENTS / CONDITIONS

|                          |  |
|--------------------------|--|
| <p>with 4' x 8' Deck</p> | <p>Code Year:<br/><b>Effective 2/14/2022- 2018 ICC Codes plus Accessibility requirements established in Chapter 11 of the IBC 2021 as promulgated by PA Uniform Construction Code. More information can be found on the PA Labor and Industry website <a href="http://www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx">www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx</a></b></p> |
|--------------------------|--|

# Township of Moon Certificate of Occupancy

Township of Moon

1000 Beaver Grade Road  
Moon Township, PA  
Phone: (412)262-1700  
Fax: (412) 262-5344  
<http://www.moontwp.com/>



**PERMIT NO. 210360**  
**DATE ISSUED: 8/8/2022**

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|                      |   |                    |  |
|----------------------|---|--------------------|--|
| OCCUPANT:            | <b>DAN RYAN BUILDERS MID-ATLANTIC LLC</b>                           | ZONING:            |  |
| ADDRESS:             | <b>100 SWEETWATER DR</b>  | BLOCK/LOT:         | <b>928-M-200</b>   |
| DESCRIPTION OF WORK: | <b>New Single Family Townhome<br/>2 story, 24' x 36', Lot 110-A</b> | LOT:               | <b>110-A</b>   |
| OWNER:               | <b>DAN RYAN BUILDERS MID-ATLANTIC LLC</b>                           | SUBDIVISION:       | <b>ROLLING HILLS TOWNHOUSES<br/>SUBDIVISION PLAN</b>   |
| OWNER ADDRESS:       | <b>2099 GAITHER RDG STE 600<br/>ROCKVILLE MD 20850</b>              | CODE YEAR:         | <b>PA Uniform Construction Code as<br/>adopted by the PA Dept of Labor<br/>and Industry and Moon Township<br/>in effect at the time of project<br/>design, construction.</b> |
| CONTRACTOR:          | <b>Dan Ryan Builders</b>  |                    |  |
| CONTRACTOR ADDRESS:  | <b>4000 Town Center Blvd<br/>Canonsburg, PA 15317</b>               |                    |  |
| CONTRACTOR PHONE:    | <b>412-818-8894</b>   |                    |  |
| OCCUPANCY TYPE:      |   | MAX OCCUPANT LOAD: | <b>N/A</b>   |
| WORK CLASS:          |   | VALUATION:         | <b>\$196,043.00</b>  |
| PROPOSED USE:        | <b>Townhouse 1 of 4 units</b>                                       | NO. OF STORIES:    | <b>2</b>   |
| CONSTRUCTION TYPE:   |   | SQUARE FOOTAGE:    |  |

**No comments/conditions.**

NOTE: The described portion of the structure has been inspected for compliance with the requirements in the Moon Township Building Codes for occupancy, for division of occupancy, and the use for which the proposed occupancy is classified. The Building Codes are established by the Pennsylvania Uniform Construction Code Act and are adopted by Moon Township Ordinance.

Moon Township Streets and Sidewalks ordinances provide guidelines prohibiting brick mailboxes, brick structures, trees and shrubs along Township public roads. These structures are prohibited from being installed in the grass strip area within 22' feet of the road curb along any Township Public Road.

BUILDING CODE OFFICIAL: DAVID MEINERT