

Property Information		Request Information		Update Information
File#:	24-2183259	Requested Date:	08/02/2024	Update Requested:
Owner:	DAN RYAN BUILDERS MID-ATLANTIC LLC	Branch:		Requested By:
Address 1:	100 SWEETWATER DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Coroapolis, PA 15108	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Moon Township Department of Zoning there are no Code Violation cases on this property.</p> <p>Collector: Moon Township Payable: 1000 Beaver Grade Road, Moon Township, PA 15108 Business# 412-262-1700</p>
PERMITS	N/A
SPECIAL ASSESSMENTS	<p>Per Moon Township Tax Collector Department there are no Special Assessments/liens on the property.</p> <p>Collector: Moon Township Payable: 1000 Beaver Grade Road, Moon Township, PA 15108 Business# 412-262-1700</p>
DEMOLITION	NO
UTILITIES	<p>WATER</p> <p>Account #: N/A Payment Status: Delinquent Status: Pvt & Lienable Amount: \$88.91 Good Thru: 08/20/2024 Account Active: Active Collector: Creswell Heights Joint Authority Payable Address: 3961 Jordan St, South Heights, PA 15081 Business # 724-375-1303</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p> <p>SEWER & TRASH</p> <p>Account #: N/A Payment Status: N/A Status: Pvt & Lienable Amount: N/A Good Thru: N/A Account Active: Active Collector: Moon Township Municipal Authority Payable Address: 1700 Beaver Grade Rd Ste, 200 Moon Township, PA 15108 Business # 412-264-4300</p> <p>UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.</p>

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

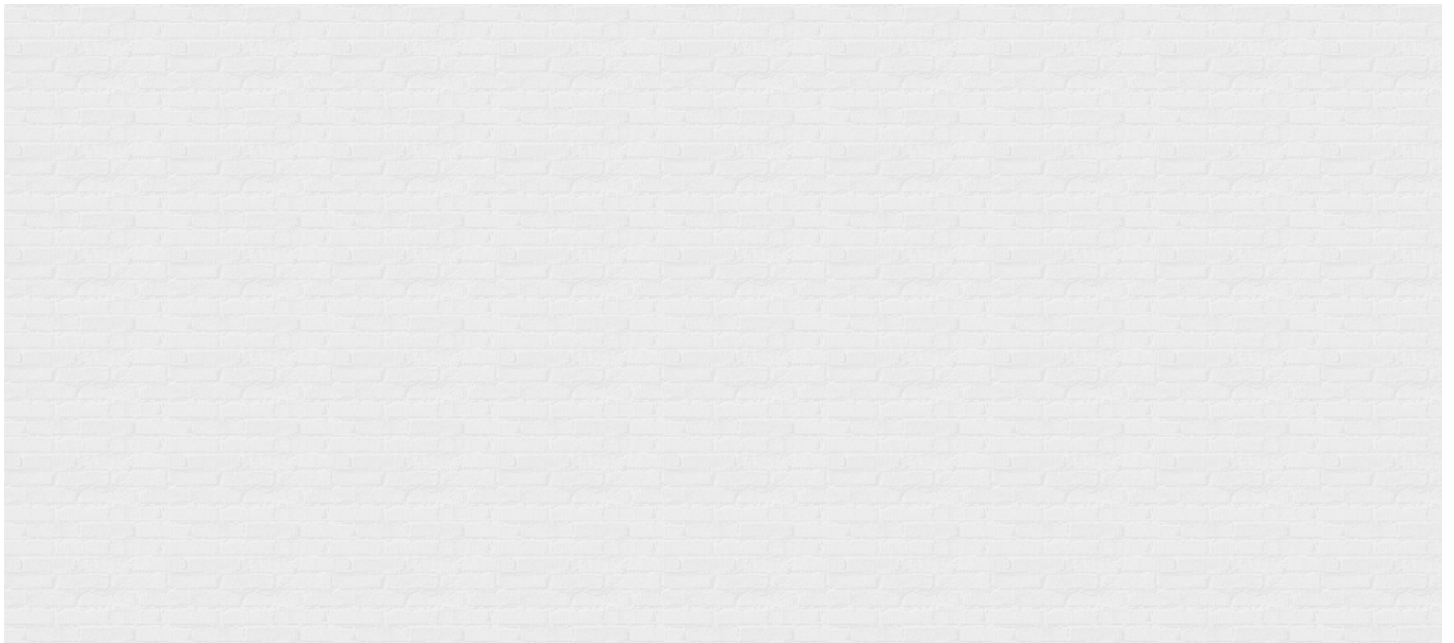
* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
New owners wishing to receive the abatement must apply.
The deadline to apply is March 1st of each year.
Details may be found on the [County's abatement page](#).

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





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
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

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
Idombrowski	10/21/2021	\$196,043.00	\$1,005.00	210360

LOCATION: **100 SWEETWATER DR**
Moon Township, PA 15108
BLOCK/LOT: **928-M-200**
ZONE:
OCCUPANT: **DAN RYAN BUILDERS MID-ATLANTIC LLC**
OWNER: **DAN RYAN BUILDERS MID-ATLANTIC LLC**
2099 GAITHER RDG STE 600
ROCKVILLE MD 20850

APPLICANT: **Dan Ryan Builders**
4000 Town Center Blvd
Canonsburg PA 15317
412-818-8894
CONTACT NAME: **Danny DeMarco**

SUBDIVISION: **ROLLING HILLS TOWNHOUSES**
SUBDIVISION PLAN
SUBDIVISION LOT: **110-A**

CONTRACTOR: **Dan Ryan Builders**
4000 Town Center Blvd
Canonsburg, PA 15317
412-818-8894
CONTACT NAME: **Danny DeMarco**
ARCHITECT/
ENGINEER: **Dan Ryan Builders**
4000 Town Center Blvd
Canonsburg, PA 15317
(412) 337-4126
CONTACT NAME: **Lauren Medved**

CHARACTERISTICS OF WORK

DESCRIPTION OF WORK: **New Single Family Townhome 2 story, 24' x 36', Lot 110-A**
IMPROVEMENT TYPE: **New Residential Single-Family Dwelling (Attached)**
ZONING IMPROVEMENT:
EXISTING USE: **Vacant**
PROPOSED USE: **Townhouse 1 of 4 units**
VARIANCE: **No**
DATE OF HEARING:
VARIANCE DESCRIPTION:
SEWER: **Public** WATER: **Public**

ESTIMATED CONSTRUCTION COST: **\$196,043.00**
NO. OF STORIES: **2**
TOTAL HEIGHT: **27**
TOTAL LENGTH: **36**
TOTAL WIDTH: **24**
SQ FT AREA OF ALTERATION/IMPROVEMENT: **2357**
TOTAL SQ FT: **2357**
AREAS - 1ST FLOOR: **827** DECK: **32**
2ND FLOOR: **801** PORCH:
BASEMENT: **321** SHED:
GARAGE: **376**

ZONING SETBACKS

FRONT YARD: **17** RIGHT SIDE YARD:
REAR YARD: **30** LEFT SIDE YARD:

COMMENTS / CONDITIONS

with 4' x 8' Deck

Code Year:
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 www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx

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

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