

Property Information		Request Information		Update Information
File#:	24-2182454	Requested Date:	08/02/2024	Update Requested:
Owner:	DRB GROUP MID-ATLANTIC LLC	Branch:		Requested By:
Address 1:	120 Holy Cross Drive	Date Completed:	08/05/2024	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-00042-0000-00
Property Address : 120 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 :	5/15/2024
Use Code :	BUILDERS LOT	Sale Date :	5/1/2024
Homestead* :	No	Sale Price :	\$170,000
Farmstead :	No	Deed Book :	19668
Clean And Green	No	Deed Page :	588
Other Abatement :	No	Lot Area :	8,775 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 61
ROCKVILLE , MD 20850-

5/2/24



TOWNSHIP OF FINDLAY APPLICATION FOR RESIDENTIAL BUILDING PERMIT

Permit # 24-155 Date Issued 5/15/24

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 [X] 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 # 111 Address: 120 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 # E-Mail Contractor's Address: Architect/Engineer: (if applicable) Phone #

DESCRIPTION OF PROPOSED CONSTRUCTION:

ESTIMATED COST OF CONST. \$ 227,078 SQUARE FOOTAGE OF PROPOSED CONST. 2,443 NUMBER OF STORIES 2 MAXIMUM HEIGHT ABOVE GRADE 27' BUILDING DIMENSIONS: Front 36' Rear 36' Depth 36' CRAWLSPACE? BASEMENT? Full [X] Partial Finished Unfinished [X]

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 [X] Timber Frame [X] Panelized Modular 2. COLD-FORMED STEEL FRAME 3. REINFORCED CONCRETE (or) UNIT MASONRY 4. OTHER

ROOF FRAMING:

1. Conventional Stick Frame [X] 2. Truss System [X] 3. Other Type of Roof Roofing Material

UTILITIES:

1. HEAT: Natural Gas [X] Propane Oil Electric Air Conditioning?(yes/no) YES 2. WATER: Public Water Supply [X] Well Cistern 3. SEWAGE: Public Sewage System [X] 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: [Signature] Date: 5/1/24 Printed Name of Applicant: DAN RYAN BUILDERS

OFFICIAL USE ONLY:

ZONING APPROVED [X] YES NO PLOT PLAN SUBMITTED: YES NO OCCUPANCY APPLICATION FILED YES NO SEWAGE FEE PAID \$ 5450.00 CH. # 3993 WATER FEES PAID \$ 3610.00 CH. # 8894

PAID FEES: BUILDING PERMIT 400.00 ZONING 25.00 OCCUPANCY 25.00 UCC FEE 54.50 TOTAL: \$ 543.10

TOWNSHIP APPROVAL: [Signature] Check # 3916 Date: 5/8/24