



# Building/Zoning and Fire Monthly Report

## September 2018

Inside this issue:

Planning Commission Applications	Page 1
Zoning Hearing Board Applications	Page 1
Permit Information	Page 2-4
Revenue	Page 5
Code Enforcement Inspections	Page 6
Fire Department Incidents	Page 7
Commercial Occupancy Certificates	Page 8

### New Accessory Building Charles Drive



### New Single Family Dwelling West Metzger Avenue



## Developing and Protecting Our Community

- Planning Activities
- Zoning Activities
- Building & Fire Code Activities
- Code Enforcement Activities
- Fire Protection Activities

### Mission statement:

Ensuring the quality of life of those who live, work, and visit Butler Township by:

- Promoting safety in the regulation of construction, use, and occupancy of buildings.
- Providing for orderly growth of our community.
- Taking a customer oriented approach to finding educated, cost effective solutions.

### Single Family Dwelling Addition Dutchtown Road



## SEPTEMBER PLANNING COMMISSION AGENDA ITEMS

### **Reamer Plan No. 4 Subdivision - Fortieth Street**

The referenced Subdivision Plan is located off Fortieth Street on Sarra Lane in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions. Planning Commission recommended granting final approval of the Reamer Plan No. 4 Subdivision contingent upon Connoquenessing Township approval.

### **T. Brown Subdivision - West Metzger Avenue**

The referenced Subdivision Plan is located at the intersection of Metzger Avenue and Richard Street in the R-1 (Single Family Residential) Zoned District. The plan proposes a lot consolidation. Planning Commission recommended granting final approval of the T. Brown Subdivision.

## SEPTEMBER ZONING HEARING BOARD APPEALS

**Appeal #18-07** received July 10, 2018. The applicant is the owner of record Water Tower Land Development, LLC. They are asking for a special exception for vehicle accessories sales and installation. The property is located off Comfort Lane, Butler, PA (Map & Parcel 60-A14). The Zoning Hearing Board approved the Special Exception to construct a vehicle accessories sales and installation building on said lot, contingent upon the building being completed by September 30, 2019.

**Appeal #18-08** received July 16, 2018. The applicant is Going Postal and the owners are Liman and Mermine Ballanca. They are asking for an interpretation and variance from Butler Township's Zoning Ordinance, **§300-27.D.(10) Sign Location**. The property is located at 183 New Castle Road, Butler, PA (Map & Parcel 21-G2). The Zoning Hearing Board made the interpretation that the parcels are considered a shopping plaza for the purposes of signage surface area and placement and the applicant does not need a variance, but will need to remove the existing single-pole Goin' Postal sign.

**Appeal #18-09** received August 15, 2018. The applicant is Sheetz, Inc. and the property owner is Ritenour Family. They are asking for a Special Exception for a fueling canopy and Variances from Butler Township's Codified Ordinance, Chapter 300-28.G. Glare and Chapter 300-27. Signs. The property is located at 499 Evans City Road, Butler, PA (Map & Parcel 17-9). The Zoning Hearing Board approved the Special Exception and Variances.

## Building Permits with Permit Square Footage (1)

Date Range (inclusive): **Wed Aug 29 2018 to Tue Sep 25 2018**

Permit #	Permit Type	Description	Applied Date	Issued Date	Valuation	Address	Location	Fees Paid	Contractor	SqFt
2018-0187	SIGN	Verizon Sign Permit	7/24/18	8/30/18	\$19,592	540 Butler Crossing Ste 5		\$170.00	Icon Identity solutions	0
2018-0195	RCB	Big Shot Bobs, Interior renovations for Take out and Delivery plus demo of existing accessory Bldg and site improvements 900sq ft B-VB	8/3/18	8/30/18	\$25,000	1206 N Main Ext St		\$229.00	America First Enterprises LLP	0
2018-0202	RCB	Replace and upgrade drive thru menuboard	8/10/18	8/31/18	\$17,000	106 Moraine Pointe Plaza		\$198.00	Ussi Global	0
2018-0203	ZONING	UK University Corner Replace Vinyl canopy and wall signage per plan with no structural components. Also retrofit existing pole sign having no signage expansion or structural or electrical alterations.	8/10/18	9/7/18	\$8,292	1125 N Main Ext St		\$30.00	KTCrumm LLC	0
2018-0222	ASFD	removing 12'x22' deck, adding 22'x16' living space addition and 10'x16' covered deck to side of house	8/28/18	8/29/18	\$40,000	4342 Highland Ave		\$470.00	Hatcher, Chris	0
2018-0223	ASFD	add 34'x12'deck with 13.5'x13.5' roof to rear of house	8/28/18	8/30/18	\$34,875	137 Delaware Dr		\$234.00	Quaker State Construction Company	0
2018-0224	SHED-ZO	installing 12'x16' accessory structure in rear yard	8/28/18	8/29/18	\$3,300	138 David Dr		\$30.00	Abbott Robert T & Kelley J	0
2018-0225	RCB	commercial roof repair	8/29/18	8/31/18	\$7,500	2 Lyn-Mar Plz		\$105.00	NEFF GARY L	0
2018-0226	ZONING	Access Ramp less than 30"	8/30/18	8/30/18	\$200	111 Kohler Ave		\$30.00	Young, Chad C	0
2018-0227	OTHR	Adding 9.5'x23' deck attached to existing deck	8/30/18	8/31/18	\$1,000	305 Kohler Ave		\$114.00	CONVERSO CYNTHIA L, WALLACE CURTIS J &	0

2018-0228	FENC	installing 251 lf of 4' split rail fence in rear yard	8/31/18	9/4/18	\$3,882	122 Westwood Manor	\$30.00	BLAINE FENCING	0
2018-0229	SHED-ZO	Removing two existing accessory bldgs in rear of property and getting permit for 12 by 20 accessory building.	8/31/18	8/31/18	\$650	428 Evans City Rd	\$30.00	HENDERSON RONALD T & SHERRIL	0
2018-0230	ASFD	4.5'x12.5' addition to side of house. single, story crawlspace	9/11/18	9/12/18	\$3,000	322 S Home Ave	\$56.00	Gombos, Gary G	0
2018-0231	FENC	remove 317 lf of 6 foot wooden fence and replace with vinyl fence in same location	9/12/18	9/12/18	\$12,000	211 Rural Dr	\$30.00	ALLWAYS VINYL	0
2018-0232	RCB	Michael C Vero PC dba Vero Family Chiropractic Group B-VB Occupancy	9/12/18	9/12/18	\$1,000	330 Hansen Plaza	\$100.00	Vero, Michael and Jodie	0
2018-0233	NIDB	PPC Lubricants. Post Frame Structure to be used as unconditioned storage S-1 VB 1,460 sq ft	9/12/18	9/18/18	\$55,000	150 Bonnie Dr	\$677.00	WK THOMAS & ASSOCIATES	0
2018-0234	NSFD	New modular home on piers 1492 Sf living space	9/12/18	9/14/18	\$88,000	242 S Eberhart Rd	\$247.00	Grandview Estates Furniture & Manufactured Housing inc	0
2018-0235	ACB	20'x29' single story addition to front of main legion building	9/18/18	9/19/18	\$28,000	150 Legion Memorial Ln	\$625.00	English, Patrick J and Norma K	0
2018-0236	RCB	Alterations to existing commercial Buildign for Cloud Nine Vapor B-VB	9/20/18	9/21/18	\$5,000	186 New Castle Rd	\$846.00	Piper, Adam	0
2018-0237	SIGN	Rapps Bicycle Center Wall Sign Permit	9/20/18	9/21/18	\$10	179 New Castle Rd	\$165.00	Myers Construction	0
2018-0240	ASFD	Removing 12'x24' deck and adding 24'x22' single story addition with garage underneath	9/21/18	9/21/18	\$40,000	100 Dutchtown Rd	\$648.00	CAMMISA THOMAS J & BRENDA M	0
2018-0241	ZONING	Fence Permit	9/21/18	9/21/18	\$1,000	113 Coverdale Rd	\$30.00	Janaszek, Douglas F	0
2018-0242	NSFD	New Single Family Dwelling, 1646 sf Living Space, 1106 sf Unfinished basement, 441 sf Garage	9/21/18	9/24/18	\$200,000	330 Garden Ave	\$1,795.00	Bachman, Ralph	0
2018-0243	FENC	installing 294 lf of 4 foot fence in rear yard	9/21/18	9/21/18	\$2,500	119 Williams Rd	\$30.00	Nilsson, Norman E and Brenda A	0
2018-0245	ASFD	adding 6'x8' roof over front porch	9/24/18	9/25/18	\$8,000		\$55.00	Flemming Services, Glen	0



**SEPTEMBER 2018 REVENUE**  
**Building/Zoning and Fire**

Building/Zoning Permits	\$ 6,874.00
Change of Zoning	\$ 0.00
Commercial Occupancy Permit	\$ 100.00
Fines	\$ 531.61
Fire Code Operational Permits	\$ 0.00
Fire Annual Inspections/Training	\$ 2,220.00
Land Development	\$ 1,500.00
Maps/Copies	\$ 4.00
Septic	\$ 960.00
Subdivision	\$ 600.00
Zoning Certification Letter	\$ 0.00
Zoning Hearing Board	\$ 0.00
UCC Board of Appeals	\$ 0.00
<b>TOTAL</b>	<b>\$ 12,789.61</b>

# Inspection Statistics

Sep 26, 2018 9:09 AM  
 Theresa Giesler  
 Butler Township

Date Range (inclusive): **Wed Aug 29 2018 to Tue Sep 25 2018**  
 Inspection Department: **Code Enforcement and Zoning Complaint Inspections**

Inspection Information		
	#	%
<b>Total Inspections</b>	30	
<b>Initial Inspections</b>	18	60.0%
<b>Re-Inspections</b>	12	40.0%

Status Breakdown of Initial Inspections		
	#	%
<b>Pass</b>	4	22.2%
<b>Partial Pass</b>	0	0.0%
<b>Needs Correction</b>	14	77.8%

Status Breakdown of Re-Inspections			
	#	%	
<b>Pass</b>	10	83.3%	
<b>Partial Pass</b>	0	0.0%	
<b>Needs Correction</b>	2	16.7%	

Breakdown by Type						
Inspection Type	# Initial Insps	% of Initial Insps	# Re-Insp	% of Re-Insp	#	% of Total
	1	5.6%	0	0.0%	1	3.3%
<b>Fire</b>	14	77.8%	12	100.0%	26	86.7%
<b>JV</b>	1	5.6%	0	0.0%	1	3.3%
<b>Zoning</b>	2	11.1%	0	0.0%	2	6.7%

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## Fire Department Incidents

September 2018

			<i>Month</i>	<i>Year To Date</i>
Station #3	~	Butler Township V.F.D.		
		AFA	14	
		FIRE	18	
		EMS	3	
		VEHICLE ACCIDENT	<u>8</u>	
			43	378
Station #6	~	Mercer Road V.F.C.		
		AFA	2	
		FIRE	4	
		EMS	0	
		VEHICLE ACCIDENT	<u>2</u>	
			8	88
Station #7	~	South Butler V.F.D.		
		AFA	6	
		FIRE	9	
		EMS	2	
		VEHICLE ACCIDENT	<u>4</u>	
			21	144
		<b>Total Incidents</b>	<b>72</b>	<b>610</b>



## **Commercial Occupancy Certificates**

August 29, 2018 to September 25, 2018

Vero Family Chiropractic Group

330 Hansen Plaza