

# Building/Zoning and Fire Monthly Report



## August 2018

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## New Single Family Dwelling Sugar Creek Drive



## New Canopy Hansen 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.

## Commercial Building Remodel Butler Commons



## **AUGUST PLANNING COMMISSION AGENDA ITEMS**

### **Baglier Land Development - Comfort Lane**

The referenced Land Development Plan is located along Comfort Lane in the C-2 (Convenience Commercial) Zoned District. The plan proposes a new 13,125 SF automobile detailing building, parking, and stormwater management. Planning Commission recommended granting final approval of the Baglier Land Development contingent upon:

1. Compliance with Senate Engineering Company's letter dated July 27, 2018,
2. Executed Developer's Agreement approved by the Township Solicitor,
3. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
4. Approval from the Butler Township Zoning Hearing Board, and
5. Joint Maintenance Agreement

### **Cammisa Subdivision - Dutchtown Road**

The referenced Subdivision Plan is located along Dutchtown Road in the R-1 (Single Family Residential) Zoned District. The plan proposes subdividing tax parcel 51-54-27 into three lots. Planning Commission recommended granting a modification for odd shaped lot and final approval of the Cammisa Subdivision contingent upon:

1. Butler Area Sewer Authority Approval, and
2. DEP approval of Planning Module

### **Montgomery Subdivision - Corner of New Castle Rd. & S. Duffy Rd.**

The referenced Subdivision Plan is located at the corner of New Castle Road and South Duffy Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes to consolidate two lots into one lot. Planning Commission recommended granting final approval of the Montgomery Subdivision contingent upon:

1. Compliance with Gateway Engineers' letter dated July 24, 2018, C-25644, and
2. Butler Area Sewer Authority Approval

### **Mattress Warehouse Land Development - Corner of New Castle Rd. & S. Duffy Rd.**

The referenced Land Development Plan is located at the corner of New Castle Road and South Duffy Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of a 4,508 SF building and site improvements. Planning Commission recommended granting final approval of the Mattress Warehouse Land Development contingent upon compliance with Gateway Engineers' letter dated July 24, 2018, C-25644-0001.

### **KFC Land Development - New Castle Road**

The referenced Land Development Plan is located along New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of a new KFC Restaurant, drive thru and associated site improvements. Planning Commission tabled the KFC Land Development.

## **AUGUST 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 continued the hearing to Tuesday, September 4, 2018 at 4:00 p.m.

**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 continued the hearing to Tuesday, September 4, 2018 at 4:00 p.m.

## Building Permits with Permit Square Footage (1)

Date Range (inclusive): **Wed Jul 25 2018 to Tue Aug 28 2018**

Permit #	Permit Type	Description	Applied Date	Issued Date	Valuation	Address	Location	Fees Paid	Contractor	SqFt
2018-0169	FENC	installing 229lf of 5' fence in rear and side yards	7/11/18	8/6/18	\$9,055	506 Belmont Rd		\$30.00	Allegheny Fence Construction Co	0
2018-0179	FENC	installing 870 lf of 42 inch fence around house	7/18/18	8/2/18	\$6,500	310 Old Plank Rd		\$30.00	MILOSER, MARK B & LAUREN R	0
2018-0186	OTHR	removing existing front porch and installing 12'x6' concrete porch on block and footer	7/24/18	7/25/18	\$19,200	113 W Christie Ave		\$105.00	BOBEN EXCAVATING AND CONSTRUCTION	0
2018-0188	ASFD	16'x24' and 4'x12' addition to rear of house basement and single story	7/25/18	7/25/18	\$15,000	12 Old Plank Rd		\$223.00	Done Right Contracting Pittsburgh LLC	0
2018-0189	OTHR	Occupancy for Stair Busters LLC	7/26/18	7/26/18	\$100	295 B Delwood Rd		\$100.00	Stair Busters LLC	0
2018-0190	FENC	installing 150 lf of fence around house, 6 foot in rear 4 foot in front	7/26/18	7/31/18	\$6,200	100 Coventry Dr		\$30.00	BLAINE FENCING	0
2018-0191	OTHR	Remove existing 12'x16' deck and replacing with 15'x24' deck in rear of house	7/30/18	8/9/18	\$11,000	103 S Magnolia Dr		\$185.00	Nate's Custom Carpentry	0
2018-0192	SHED-ZO	installing 8x16 accessory structure in side yard	8/1/18	8/1/18	\$1	215 Woodlawn Rd		\$30.00	Emerick, Trevor W	0
2018-0193	FENC	Installing 140 lf of 6 foot tall fence in rear yard	8/1/18	8/1/18	\$6,477	214 Grandview Blvd		\$30.00	Lowes Home Centers Inc	0
2018-0194	NSFD	new single family dwelling 1985sf living space, 400sf unfinished basement, 400 sf garage /utility	8/2/18	8/10/18	\$164,000	310 Mary Beth Dr		\$2,099.00	Dan Ryan Builders	0
2018-0196	FENC	Fence 130 ft of 5'3"	8/3/18	8/6/18	\$3,200	110 Silver Dr		\$30.00	HANKEY HARRY R TR & ETTA F TR	0
2018-0197	RSFD	remove and replace 10'x18' deck on front of house	8/3/18	8/3/18	\$4,000	118 Sharon Dr		\$95.00	Altmeyer, Travis	0
	OTHR		8/7/18	8/10/18	\$55,000			\$435.00	Verizon Wireless	0

2018-0198	Verizon Wireless Communication installation on existing Water Tower with Ground Equipment and antennas on tank					119 Westview Dr							
2018-0199	NSFD	New single family dwelling 1 story. 825sf Unfinished basement, 1886sf Living space, 462sf Garage	8/8/18	8/10/18	\$195,000	211 Wyncrest Dr			\$2,082.00	Dan Ryan Builders		0	
2018-0200	OTHR	100 amp electrical service upgrade and remove and replace 27'x8' deck	8/10/18	8/13/18	\$35,000	63 Pittsburg Rd			\$190.00	Walter, Eric M		0	
2018-0201	OTHR	100 amp electrical service upgrade	8/10/18	8/13/18	\$1,000	63 Pittsburg Rd			\$80.00	Walter, Eric M		0	
2018-0205	OTHR	Sprint to remove existing antennas from water tower and replace with new antennas and associated equipment	8/14/18	8/14/18	\$15,000	119 Westview Dr			\$105.00	Axiom Wireless		0	
2018-0206	DEMO	Demo existing mobile home on lot and any accessory structures	8/14/18	8/27/18	\$8,000	206 Eberhart Rd			\$40.00	Construction, Pardin		0	
2018-0207	ASFD	12'x14' single story addition to rear of house	8/14/18	8/21/18	\$40,000	125 Maple Grove Dr			\$157.00	Martin, Scott		0	
2018-0208	ASFD	16'x37' single story addition to rear of house	8/14/18	8/15/18	\$85,000	143 September Dr			\$543.00	Giegel, Stephen		0	
2018-0209	SHED-ZO	Remove existing 5'x8' shed and replace with 10'x14'	8/15/18	8/15/18	\$800	208 Edgewood Rd			\$30.00	Pine Creek Structures		0	
2018-0210	SHED-ZO	installing 10'x12' shed in rear yard	8/15/18	8/17/18	\$7,000	4329 Partell St			\$30.00	Wilson Robert A & Judith M		0	
2018-0211	ASFD	adding 16'x16' roof attached to house over existing concrete patio in rear	8/15/18	8/15/18	\$7,700	309 S Duffy Rd			\$237.00	LorNat		0	
2018-0212	OTHR	Spirit Halloween Application for Occupancy	8/16/18	8/22/18	\$1,000	601 Moraine Pointe Plz	Dunham's		\$100.00	SPIRIT HALLOWEEN SUPERSTORE		0	
2018-0213	ZONING	Temporary Banner Permit September 1st thru October 31, 2018	8/16/18	8/22/18	\$100	601 Moraine Pointe Plz	Dunham's		\$60.00	SPIRIT HALLOWEEN SUPERSTORE		0	
2018-0214	RCB	Butler Intermediate School. Adding 5 doorways and altering classroom and facility dining area. II-B. E	8/20/18	8/22/18	\$35,000	110 Campus Ln			\$365.00	BUTLER AREA JOINT SCHOOL BOARD		0	

2018-0215	OTHR	Temporary job trailer with temporary power 100 Amp	8/20/18	8/20/18	\$300	400 Hansen Ave	\$79.00	INC, ATCS,	0
2018-0216	ZONING	Temporary Banner 30 Day Now Open MDVIP	8/21/18	8/24/18	\$110	1022 N Main St Ext	\$30.00	Fast Signs of Wexford	0
2018-0218	NSFD	New industrialized single family dwelling 1353 sf living space, 1353 sf basement, 624 sf attached garage	8/22/18	8/24/18	\$132,000	123 Irene Dr	\$443.00	Scuticchio, Francis	0
2018-0219	ZONING	adding 2 decks less than 30" high to rear and side of house. 16'x12 and 6'x7	8/22/18	8/22/18	\$13,000	138 Williams Rd	\$30.00	Thomas Robert A and Grace b	0
2018-0220	ZONING	replacing 7'x7' porch with no roof less than 30 inches in height with 8'x16 porch	8/23/18	8/23/18	\$300	103 Williams Rd	\$30.00	Santiago, Fidel A	0
2018-0221	SHED-ZO	removing existing 8 by 10 accessory building and replaciong with new 10 by 12 accessory building	8/24/18	8/24/18	\$1,200	230 Oakvale Blvd	\$30.00	Major Rental Center, LLC	0
<b>Totals for 32 Permits</b>							<b>\$877,243</b>	<b>\$8,083.00</b>	

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

Building/Zoning Permits	\$ 7,883.00
Change of Zoning	\$ 0.00
Commercial Occupancy Permit	\$ 200.00
Fines	\$ 49.08
Fire Code Operational Permits	\$ 0.00
Fire Annual Inspections/Training	\$ 2,380.00
Land Development	\$ 0.00
Maps/Copies	\$ 42.50
Septic	\$ 0.00
Subdivision	\$ 400.00
Zoning Certification Letter	\$ 0.00
Zoning Hearing Board	\$ 300.00
UCC Board of Appeals	\$ 0.00
<b>TOTAL</b>	<b>\$ 11,254.58</b>

# Inspection Statistics

Aug 29, 2018 9:20 AM  
 Theresa Giesler  
 Butler Township

Date Range (inclusive): **Wed Jul 25 2018 to Tue Aug 28 2018**  
 Inspection Department: **Code Enforcement and Zoning Complaint Inspections**

Inspection Information		
	#	%
<b>Total Inspections</b>	69	
<b>Initial Inspections</b>	64	92.8%
<b>Re-Inspections</b>	5	7.2%

Status Breakdown of Initial Inspections		
	#	%
<b>Pass</b>	32	50.0%
<b>Partial Pass</b>	0	0.0%
<b>Needs Correction</b>	32	50.0%

Status Breakdown of Re-Inspections		
	#	%
<b>Pass</b>	5	100.0%
<b>Partial Pass</b>	0	0.0%
<b>Needs Correction</b>	0	0.0%

Breakdown by Type						
Inspection Type	# Initial Insps	% of Initial Insps	# Re-Insp	% of Re-Insp	#	% of Total
	3	4.7%	0	0.0%	3	4.3%
<b>Fire</b>	51	79.7%	5	100.0%	56	81.2%
<b>Garbage</b>	4	6.2%	0	0.0%	4	5.8%
<b>Grass</b>	3	4.7%	0	0.0%	3	4.3%
<b>JV</b>	3	4.7%	0	0.0%	3	4.3%

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## Fire Department Incidents

August 2018

			<i>Month</i>	<i>Year To Date</i>
Station #3	~	Butler Township V.F.D.		
		AFA	8	
		FIRE	12	
		EMS	1	
		VEHICLE ACCIDENT	<u>9</u>	
			30	335
Station #6	~	Mercer Road V.F.C.		
		AFA	3	
		FIRE	3	
		EMS	0	
		VEHICLE ACCIDENT	<u>0</u>	
			6	80
Station #7	~	South Butler V.F.D.		
		AFA	2	
		FIRE	4	
		EMS	0	
		VEHICLE ACCIDENT	<u>1</u>	
			7	123
		<b>Total Incidents</b>	<b>43</b>	<b>538</b>



## Commercial Occupancy Certificates

July 25, 2018 to August 28, 2018

Jades Dog Park Shelter	182 Alameda Park Road
Stair Busters LLC	295B Delwood Road
Spirit Halloween	601 Moraine Pointe Plaza
Burger King	208 New Castle Road
Campbell's Jewelry Repair	266 New Castle Road