Building/Zoning and Fire Monthly Report

March 2021

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New Commercial Business
New Castle Road

Commercial Demolition
New Castle Road

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.

New Single Family Dwelling
Wyncrest Drive

MARCH PLANNING COMMISSION AGENDA ITEMS

Hinch-Smith Family Farm Subdivision - Bullcreek Road
The referenced subdivision plan is located on Bullcreek Road in the A-1 (Agricultural) Zoned District. The plan proposes to subdivide a parcel into Lot 1, Lot 2, and a Remnant. Planning Commission recommended to grant a modification for odd shaped lot and final approval contingent upon compliance with Gateway Engineers letter dated February 15, 2021 and DEP approval of the Planning Module.

Highfield Trails Lot Consolidation - South Duffy & Highfield Roads
The referenced Consolidation Plan is located along Highfield Road between South Duffy Road and South Boundary Street in the R-1 (Single Family Residential) Zoned District. The plan proposes to consolidate 290 adjoining lots and 10 right-of-ways into Parcel A. Planning Commission recommended to grant final approval of the Highfield Trails Lot Consolidation.

Highfield Trails Subdivision - South Duffy & Highfield Roads
The referenced Subdivision Plan is located along Highfield Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a cluster development of 112 or 113 single family lots with public and private improvements. Planning Commission recommended to deny the Highfield Trails Subdivision proposing 113 single family homes as the plan exceeds the density requirements of the Butler Township Zoning Ordinance Section 300-22 M(2) as stated in the Zoning Officer's determination of January 15, 2021.

The Villas at Forest Oaks Land Development - Mercer Road
The referenced Land Development Plan is located off Mercer Road within both Center and Butler Township in the R-2 (Multifamily Residential) Zoned District. The plan proposes to construct 84 multi-family residential units, a community building, and a pool in the form of a condominium development with associated utilities, road, and a stormwater management system. Planning Commission recommended to grant final approval of The Villas at Forest Oaks Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated February 23, 2021,
2. Solicitors approval of the Inter municipal Agreement,
3. Executing a Developer's Agreement approved by the Township Solicitor,
4. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
5. Executing a Storm Water Operation and Maintenance Agreement,
6. Approval from the Butler Area Sewer Authority, and
7. Approval from DEP for the Planning Module

MARCH ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals in March.

Permit Report

02/24/2021 - 03/30/2021

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20210078	ZONING - Zoning	Installing 141 lf of 6' fence in side and rear yard	3/26/2021	BLAINE FENCING	4,716	223 HOMEWOOD DR	$30.00
20210077	ASFD - Addition Single Family Dwelling	Add 6'x17' on to existing deck and add 18'x18' roof to deck'	3/26/2021	Hendricks Contracting	18,000	414 PRESTON DR	$225.00
20210076	ASFD - Addition Single Family Dwelling	Enclosing 12'6"x5'10 porch to living space.	3/30/2021	Homeowner	2,000	217 PENN AVE	$155.00
20210075	SHED ZO - Shed	Installing 10x12 shed in rear yard	3/24/2021	Homeowner	1,000	211 WYNCREST DR	$30.00
20210074	SHED ZO - Shed	Installing 8'x10' shed in rear yard	3/25/2021	Homeowner	500	315 BESSEMER AVE	$30.00
20210073	ZONING - Zoning	Installing 310 lf of 4' fence in rear yard	3/26/2021	Homeowner	0	205 OAKLAND AVE	$30.00
20210072	ASFD - Addition Single Family Dwelling	Removing existing deck and porch and replacing with 6'x12' deck with roof	3/23/2021	Homeowner	2,500	56 58 OLD PLANK RD	$155.00
20210071	ZONING - Zoning	Installing 35 lf of 6' Fence at rear of house	3/19/2021	Homeowner	1,600	1112 CHARLON ST	$30.00
20210070	ASFD - Addition Single Family Dwelling	Adding 15'x26' roof	3/19/2021	Homeowner	4,000	626 S BENBROOK RD	$230.00

		to side of house					
20210068	SHED ZO - Shed	Replacing 8x10 accessory structure with 10x12.	3/18/2021	Homeowner	4,500	104 E ROCKENSTEIN AVE	$30.00
20210065	DEMO - Demolition	Eat N' Park Demolition	3/19/2021	CTS Construction & Excavating	28,700	214 NEW CASTLE RD	$205.00
20210064	ASFD - Addition Single Family Dwelling	Installing 24' x 54" above ground pool at rear yard	3/22/2021	B&T Installations	9,000	4443 OAKDALE RD	$185.00
20210063	ZONING - Zoning	Spiece Accessory Building	3/17/2021		5,000	155 DELWOOD RD	$30.00
20210062	SHED ZO - Shed	20x24 accessory structure in side yard	3/19/2021	Homeowner	1	103 DEER RUN DR	$30.00
20210059	ZONING - Zoning	Wallace Family Motors Signage	3/12/2021		400	1132 N MAIN ST EXT	$30.00
20210057	ASFD - Addition Single Family Dwelling	Installing 8x12 deck less than 30" and enclosed porch 10'x16' at rear of house	3/11/2021	Birckbichler Construction LLC	30,000	116 SUGAR CREEK DR	$185.00
20210056	ASFD - Addition Single Family Dwelling	Installing 14'x20' Deck at rear of house	3/11/2021	Troy Wrobleski	2,000	334 Garden Ave.	$155.00
20210055	RCB - Repair/Remodel Commercial Building	Replace roofing & add overhang	3/12/2021	Millers Maple Valley Construction	14,000	200-204 Whitestown Road	$165.00
20210054	RCB - Repair/Remodel Commercial Building	Roof replacement & add overhangs	3/12/2021	Millers Maple Valley Construction	14,000	300 WHITESTOWN VLG	$165.00
20210052	ASFD - Addition Single Family Dwelling	Installing above ground pool 20'x54" and 188 lf of 6'	3/24/2021	ALPINE POOLS INC	1	130 PINECREST CT	$215.00

		fence at rear yard					
20210051	ASFD - Addition Single Family Dwelling	Installing 16'x28' deck with landing and stairs	3/10/2021	Homeowner	15,000	109 THORNWOOD DR	$229.00
20210050	RCB - Repair/Remodel Commercial Building	Auto Repair Garage minor repairs	3/12/2021		1,100	1132 N MAIN ST EXT	$205.00
20210049	ASFD - Addition Single Family Dwelling	Installing 18'x36' inground pool and 188 LF of 4' fence at rear yard	3/4/2021	GOODLIN'S POOLS & SPAS	36,000	239 MERIDIAN RD	$310.00
20210047	ASFD - Addition Single Family Dwelling	665 sf living space addion , 533sf garage addition and 200 amp service upgrade with sub panel	3/5/2021	Maintenance By Nathan	150,000	234 HOME AVE	$939.00
20210046	AASB - Addition Assembly Building	Installing 20'x40' inground pool, 140 lf of 4' fence in rear yard and	3/5/2021	GOODLIN'S POOLS & SPAS	52,000	317 CLARK AVE	$310.00
20210045	SHED ZO - Shed	installing 40x21 accessory structure in rear yard	3/1/2021	Homeowner	18,000	216 RURAL DR	$30.00
20210042	ZONING - Zoning	Installing 108 lf of 6' fence in rear yard	2/26/2021	Homeowner	0	12 WOODROW ST	$30.00
20210041	ASFD - Addition Single Family Dwelling	removing 12'x15' deck and replacing with 12''x15' room addition	2/26/2021	Homeowner	15,000	154 AUTUMN DR	$197.00
20210039	SHED ZO - Shed	Removing 12x14 shed	3/2/2021	Homeowner	1,045	328 MERIDIAN RD	$30.00

		and replace with 12x20 accessory structure					
20210033	RCB - Repair/Remodel Commercial Building	Target Bathroom Remodel	3/30/2021	Bridges and Company, Inc	250,000	200 BUTLER COMMONS	$555.00
20210027	SIGN - Sign	Charlies Sign Plan	3/12/2021	Three Rivers Sign Co	1,500	400 BUTLER COMMONS	$130.00
20210022	RSFD - Repair/Remodel Single Family Dwelling	100a service reconnection	3/1/2021	Homeowner	1,500	303 Bessemer Ave	$100.00
20210021	RSFD - Repair/Remodel Single Family Dwelling	100a service upgrade	3/1/2021	Homeowner	1,500	301 BESSEMER AVE	$100.00
20210020	RSFD - Repair/Remodel Single Family Dwelling	Remodel and repair of duplex, 2 story. Replace 2 porches and egress stairs	3/1/2021	Homeowner	25,000	301 BESSEMER AVE	$702.00
20210016	RCB - Repair/Remodel Commercial Building	Positive Steps Therapy Building Remodel	3/8/2021	Lutz Briggs Schultz Inc.	190,000	120 POINT PLZ	$1,133.00
20210012	SIGN - Sign	Bills Beer Barn Sign Plan	3/23/2021	DBA CLASSIC SIGNS & GRAPHICS	5,500	253 NEW CASTLE RD	$290.00
20200303	SIGN - Sign	Eat N' Park Signage	3/24/2021		10,000	214 NEW CASTLE RD	$440.00
20200046	SHED ZO - Shed	10x14 accessory structure * 4 ft Fence per plan	3/26/2021		2,300	4135 MILLER ST	$30.00
							$8,070.00

Total Records: 38 **3/31/2021**

MARCH 2021 REVENUE
Building/Zoning and Fire

Building/Zoning Permits	$	8,070.00
Change of Zoning	$	0.00
Commercial Occupancy Permit	$	0.00
Fines	$	44.33
Fire Code Operational Permits	$	0.00
Fire Annual Inspections/Training	$	0.00
Land Development	$	0.00
Maps/Copies	$	0.00
Septic	$	0.00
Subdivision	$	800.00
Zoning Certification Letter	$	0.00
Zoning Hearing Board	$	400.00
UCC Board of Appeals	$	0.00
TOTAL	**$**	**9,314.33**

Code Summary Report Violation Name

Violation Date01/01/2021 TO 03/31/2021

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	4	0	0	0	0	0	0	0	0	0	0	0	4
Construction without a Permit - Fence	0	1	0	0	0	0	0	0	0	0	0	0	1
Construction without a Permit - Residential	1	2	1	0	0	0	0	0	0	0	0	0	4
Garbage	7	2	3	0	0	0	0	0	0	0	0	0	12
Junked or Abandoned Vehicle	0	4	0	0	0	0	0	0	0	0	0	0	4
Kennel	0	1	0	0	0	0	0	0	0	0	0	0	1
Non-Domesticated Pets	1	0	0	0	0	0	0	0	0	0	0	0	1
Totals:	**13**	**10**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**27**

Commercial Occupancy Certificates

February 24, 2021 to March 30, 2021

Wallace Family Motors	1132 North Main Street Ext.
Charley's Philly Steaks	400 Butler Commons
Burn Boot Camp	271 New Castle Road

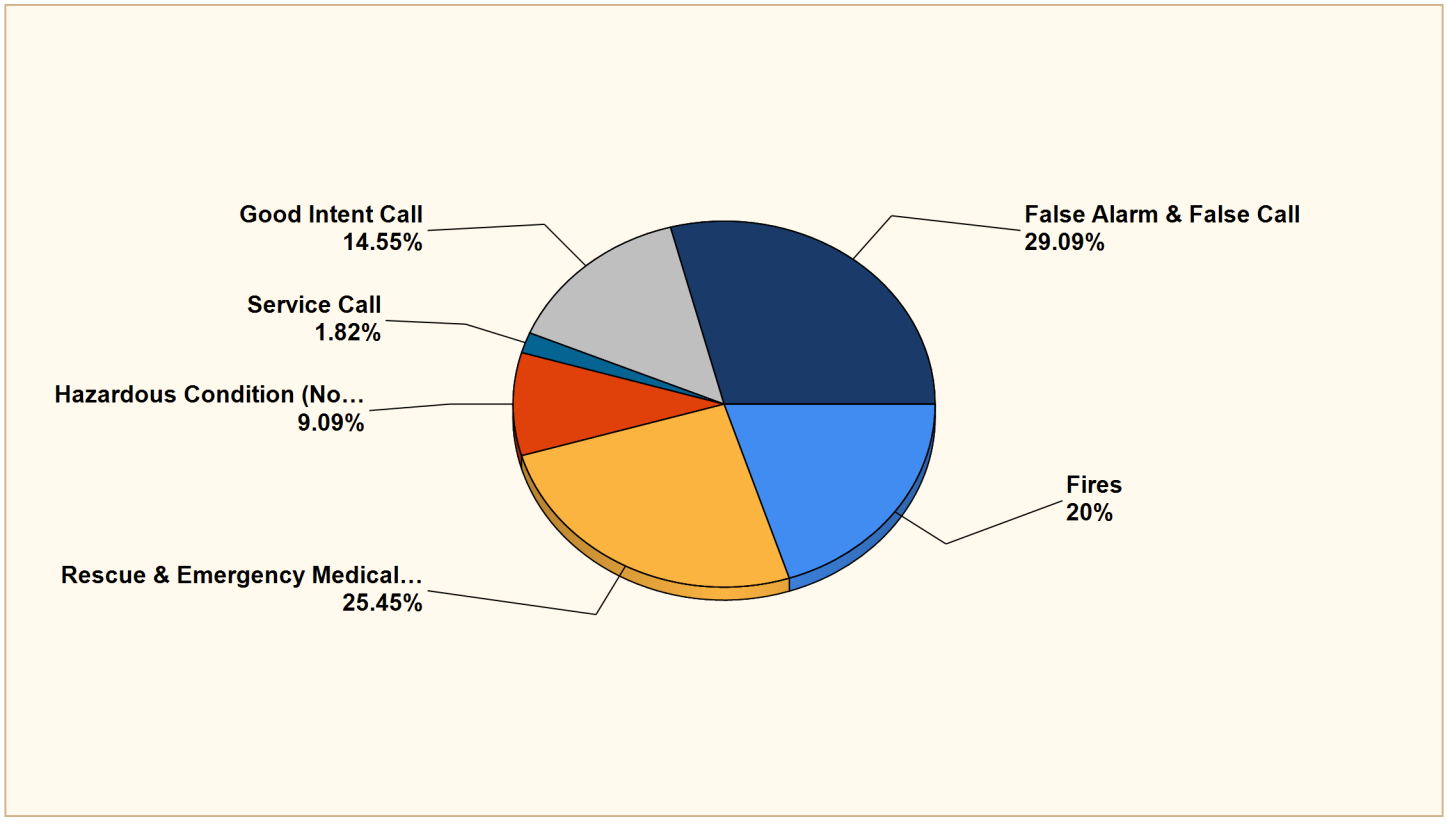
Butler Township Fire District #3

Butler, PA

This report was generated on 4/1/2021 10:08:39 AM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 03/01/2021 | End Date: 03/31/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	11	20%
Rescue & Emergency Medical Service	14	25.45%
Hazardous Condition (No Fire)	5	9.09%
Service Call	1	1.82%
Good Intent Call	8	14.55%
False Alarm & False Call	16	29.09%
TOTAL	55	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type		
INCIDENT TYPE	**# INCIDENTS**	**% of TOTAL**
111 - Building fire	6	10.91%
112 - Fires in structure other than in a building	1	1.82%
142 - Brush or brush-and-grass mixture fire	3	5.45%
161 - Outside storage fire	1	1.82%
311 - Medical assist, assist EMS crew	4	7.27%
322 - Motor vehicle accident with injuries	9	16.36%
370 - Electrical rescue, other	1	1.82%
424 - Carbon monoxide incident	1	1.82%
444 - Power line down	4	7.27%
500 - Service Call, other	1	1.82%
622 - No incident found on arrival at dispatch address	6	10.91%
651 - Smoke scare, odor of smoke	2	3.64%
745 - Alarm system activation, no fire - unintentional	16	29.09%
TOTAL INCIDENTS:	**55**	**100%**

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.