Building/Zoning and Fire Monthly Report

April 2021

Inside this issue:

Planning Commission Applications	Page	1
Zoning Hearing Board Applications	Page	2
Permit Information	Page	3-6
Revenue	Page	7
Code Enforcement Inspections	Page	8
Commercial Occupancy Certificates	Page	9
Fire Department Incidents	Page	10

Single Family Dwelling Addition
Elizabeth Drive

New Accessory Structure
Vogel 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 Commercial Building
New Castle Road

APRIL PLANNING COMMISSION AGENDA ITEMS

Gannon Subdivision - Little Stone Lane
The referenced subdivision plan is located off Crisswell Road on Little Stone Lane in the A-1 (Agricultural) Zoned District. The plan proposes lot line revisions. Planning Commission recommended granting final approval of the Gannon Subdivision.

Achezinski / Markle / Sechan Properties Subdivision - Herman Road
The referenced subdivision plan is located off Herman Road in the M (Manufacturing) Zoned District. The plan proposes lot line revisions. Planning Commission recommended granting final approval of the Achezinski / Markle / Sechan Properties Subdivision.

Zanotti & Slezak Metzler Holdings Subdivision - Pittsburgh Road
The referenced subdivision plan is located on Pittsburgh Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes lot line revisions. Planning Commission recommended granting final approval of the Zanotti & Slezak Metzler Holdings Subdivision.

Robertson Subdivision - Meridian Road
The referenced subdivision plan is located on Meridian Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a lot into two lots. Planning Commission recommended granting a modification for odd shaped Lot 2 and recommended granting final approval of the Robertson Subdivision contingent upon compliance with Gateway Engineers' letter dated March 24, 2021, C-25677.

Heusey Subdivision - Young Avenue
The referenced subdivision plan is located on Young Avenue in the R-2 (Multifamily Residential) Zoned District. The plan proposes a lot consolidation. Planning Commission recommended granting final approval of the Heusey Subdivision.

Highfield Trails 100 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 100 single family lots with public and private improvements. Planning Commission recommended granting preliminary approval for Phase I (75 lots) and Phase II (25 lots) of the Highfield Trails 100 Subdivision totaling 100 lots and final approval of Phase I consisting of 75 lots; contingent upon:

1. Compliance with Gateway Engineers' letter dated March 25, 2021,
2. Executing a Developer's Agreement approved by the Township Solicitor,
3. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
4. Executing a Storm Water Operation and Maintenance Agreement,
5. Solicitor's approval of the creation of the Homeowners Association in conformance with 300-22 M. (6) & (7), and
6. Approval from the Butler Area Sewer Authority

APRIL ZONING HEARING BOARD APPEALS

Appeal No. 2021-01 – There was an appeal filed by James and Barbara Lyon for a special exception for a comparable use not specifically listed for an indoor baseball training facility. The property is located at 142 Evans Road, Butler, PA (Map & Parcel 7-D120). The property owner is Mercer Rd. Vol. Fire Co. The Zoning Hearing Board granted the special exception to use the subject property for an indoor baseball training facility subject to the condition that the applicants apply for an occupancy permit by April 1, 2022.

Appeal No. 2021-02 – There was appeal filed by Great Living, LLC for an Interpretation of the January 15, 2021 determination by the Zoning Officer regarding density. The property is located at the southeast corner of South Duffy Road and Highfield Road in Butler, PA. The property owner is AFE & Allman Land Group, LLC. The Zoning Hearing Board denied the application and upheld the Zoning Officer's interpretation of the Ordinance.

Appeal No. 2021-03 - There has been an appeal filed by The Courtyards at Krendale for a variance from Butler Township's Codified Ordinance, Chapter 300-27E and Chapter 300-27F for a proposed community identification sign. The property is located at the intersection of Tudor Drive and Benbrook Road in Butler, PA (Map & Parcel Number 17-3A/Condo). The Zoning Hearing Board granted the variances to erect a sign subject to the condition that it be erected by May 1, 2022.

Permit Report

03/31/2021 - 04/27/2021

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20210113	ASFD - Addition Single Family Dwelling	Installing 18'x52" above ground pool with 16x12 deck	4/27/2021	Homeowner	2,500	132 1/2 BUTTERCUP RD	$335.00
20210108	SHED ZO - Shed	Installing 12x12 shed in side yard	4/26/2021	Old Hickory Buildings	3,030	160 DUTCHTOWN RD	$30.00
20210105	ZONING - Zoning	Installing 110 lf of fence at side yard, 4' 50% open and 6'	4/22/2021	You Name It Contracting	1,500	504 WHITESTOWN RD	$30.00
20210104	SHED ZO - Shed	Removing 8x10 shed &Installing 32x28 Accessory structure in rear yard	4/20/2021	Homeowner	25,174	333 S DUFFY RD	$30.00
20210103	ZONING - Zoning	installing 84 lf if 5' chain link fence in rear yard	4/19/2021	PENN FENCING, INC.	2,700	400 KERRY DR	$30.00
20210102	ZONING - Zoning	Installing 96lf of 5' fence at rear yard	4/21/2021	Mistic Fencing	0	104 BALBOA CT	$30.00
20210101	SHED ZO - Shed	installing 18x20 accessory structure in side yard	4/19/2021	Homeowner	1	4171 CYPRESS ST	$30.00
20210099	ASFD - Addition Single Family Dwelling	installing 24'x52" storable pool and electrical line	4/19/2021	Homeowner	3,000	310 OLD PLANK RD	$185.00

20210098	SHED ZO - Shed	Removing 9'x12' shed and add new 10'x14 shed in rear yard	4/20/2021		2,500	109 CLARK AVE	$30.00
20210097	ZONING - Zoning	Install 70lf if 6' fence in side yard	4/16/2021	Homeowner	0	111 CHARLES DR	$30.00
20210096	RSFD - Repair/Remodel Single Family Dwelling	Remove existing deck and replace, enclose under existing roof area-sun room	4/15/2021	Senge Construction	60,000	112 ELIZABETH DR	$281.00
20210095	AOCC - Application for Occupancy	Application For Occupancy	4/21/2021		1,000	616 MORAINE POINTE PLZ	$165.00
20210094	ASFD - Addition Single Family Dwelling	Installing 10'x38' Deck on rear of house	4/19/2021	Homeowner	5,000	220 PINEWOOD DR	$159.00
20210093	SHED ZO - Shed	Installing 8x12 Accessory Structure at rear yard	4/21/2021	Homeowner	1,400	129 GREENWOOD DR	$30.00
20210092	ZONING - Zoning	Installing 346 lf of fence in rear and side yards	4/22/2021	Homeowner	3,500	101 GARDEN GROVE DR	$30.00
20210091	ASFD - Addition Single Family Dwelling	Replacing deck at rear and side of house,558sf rear, 8x24 less than 30" on side	4/15/2021	Homeowner	4,000	4135 MILLER ST	$314.00
20210090	SHED ZO - Shed	Installing 28'x35' accessory structure	4/9/2021		32,000	100 VICTOR RD	$30.00
20210089	ZONING - Zoning	installing 202 lf of 4 ' fence in rear yard	4/8/2021	BLAINE FENCING	4,717	131 FREEPORT RD	$30.00
20210088	ASFD - Addition Single Family Dwelling	Installing 10'x10' deck at rear of house	4/9/2021	Homeowner	1,750	4154 MILLER ST	$155.00

20210087	ZONING - Zoning	Fence 4ft rear yard	4/7/2021	BLAINE FENCING	3,084	145 HAMPTON CT	$30.00
20210086	ASFD - Addition Single Family Dwelling	installing 24'x54" above ground pool in rear yard	4/6/2021	Homeowner	10,000	155 HEATHER DR	$185.00
20210084	ZONING - Zoning	adding 12x20 deck less than 30"	4/6/2021	Homeowner	3,000	107 HAMPTON CT	$30.00
20210083	RSFD - Repair/Remodel Single Family Dwelling	Above ground pool replacement 24'x48"	4/5/2021	Homeowner	1	4111 KARLA DR	$55.00
20210082	ASFD - Addition Single Family Dwelling	Replacing 4'x8' deck & roof with new	4/5/2021	Homeowner	1,100	248 OLD PLANK RD	$155.00
20210081	ASFD - Addition Single Family Dwelling	installing 14'x20' roof on side of house	4/7/2021	Homeowner	2,000	506 MERIDIAN RD	$230.00
20210080	ASFD - Addition Single Family Dwelling	Installing 18'x52" above ground pool	4/1/2021	Homeowner	3,000	246 WOODLAWN RD	$185.00
20210079	RCB - Repair/Remodel Commercial Building	Each of them are 8 ft high and 12ft by 14 ft.	4/1/2021		8,428	113 FREEPORT RD	$165.00
20210069	RCB - Repair/Remodel Commercial Building	MRI Equipment Replacement & Upgrades	4/13/2021	Massaro Corporation	0	260 Butler Commons	$2,644.50
20210061	RCB - Repair/Remodel Commercial Building	Fire Protection Improvements	4/27/2021	GUARDIAN PROTECTION SERVICES INC.	1,600	291-297 Evans City Road	$235.00
20210060	SIGN - Sign	Butler School District Signage	4/9/2021	Image 360	20,000	120 campus lane	$440.00
20210048	RCB - Repair/Remodel Commercial Building	Fire System Upgrade	4/14/2021	GUARDIAN PROTECTION SERVICES INC.	14,600	6 CHESAPEAKE ST	$285.00
20210044	SIGN - Sign	Burger Hut Sign Refacing	4/1/2021	FASTSIGNS Wexford	4,099	104 POINT PLZ	$255.00
20210043	RCB - Repair/Remodel Commercial Building	Family Bowl Away Replacing	4/15/2021	dealer supply outlet inc	30,000	540 FAIRGROUND HILL RD	$270.00

		HOOD in Kitchen					
20210036	RCB - Repair/Remodel Commercial Building	Enclose Existing Porch	4/14/2021	Joyce Factory Direct	7,914	104 PIPER LN	$180.00
20210006	NICB - New Commercial Building	Construction of a new Retail Building Shell only. Buildout permits will be required for each tenant space prior to occupancy	4/9/2021	George Construction	950,000	200 Benevan Square	$8,751.00
							$16,049.50

Total Records: 35 **4/28/2021**

APRIL 2021 REVENUE
Building/Zoning and Fire

Building/Zoning Permits	$ 16,049.50
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 1,077.16
Fire Code Operational Permits	$ 0.00
Fire Annual Inspections/Training	$ 0.00
Land Development	$ 1,500.00
Maps/Copies	$ 0.00
Septic	$ 0.00
Subdivision	$ 200.00
Zoning Certification Letter	$ 27.50
Zoning Hearing Board	$ 400.00
UCC Board of Appeals	$ 0.00
TOTAL	**$ 19,254.16**

Code Summary Report Violation Name

Violation Date01/01/2021 TO 04/30/2021

	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	1	0	0	0	0	0	0	0	0	2
Construction without a Permit - Residential	1	2	1	0	0	0	0	0	0	0	0	0	4
Garbage	7	2	3	5	0	0	0	0	0	0	0	0	17
Junked or Abandoned Vehicle	0	4	0	2	0	0	0	0	0	0	0	0	6
Kennel	0	1	0	0	0	0	0	0	0	0	0	0	1
Non-Domesticated Pets	1	0	0	2	0	0	0	0	0	0	0	0	3
Totals:	**13**	**10**	**4**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**37**

Commercial Occupancy Certificates

March 31, 2021 to April 27, 2021

There were no new Commercial Occupancy Certificates issued in April.

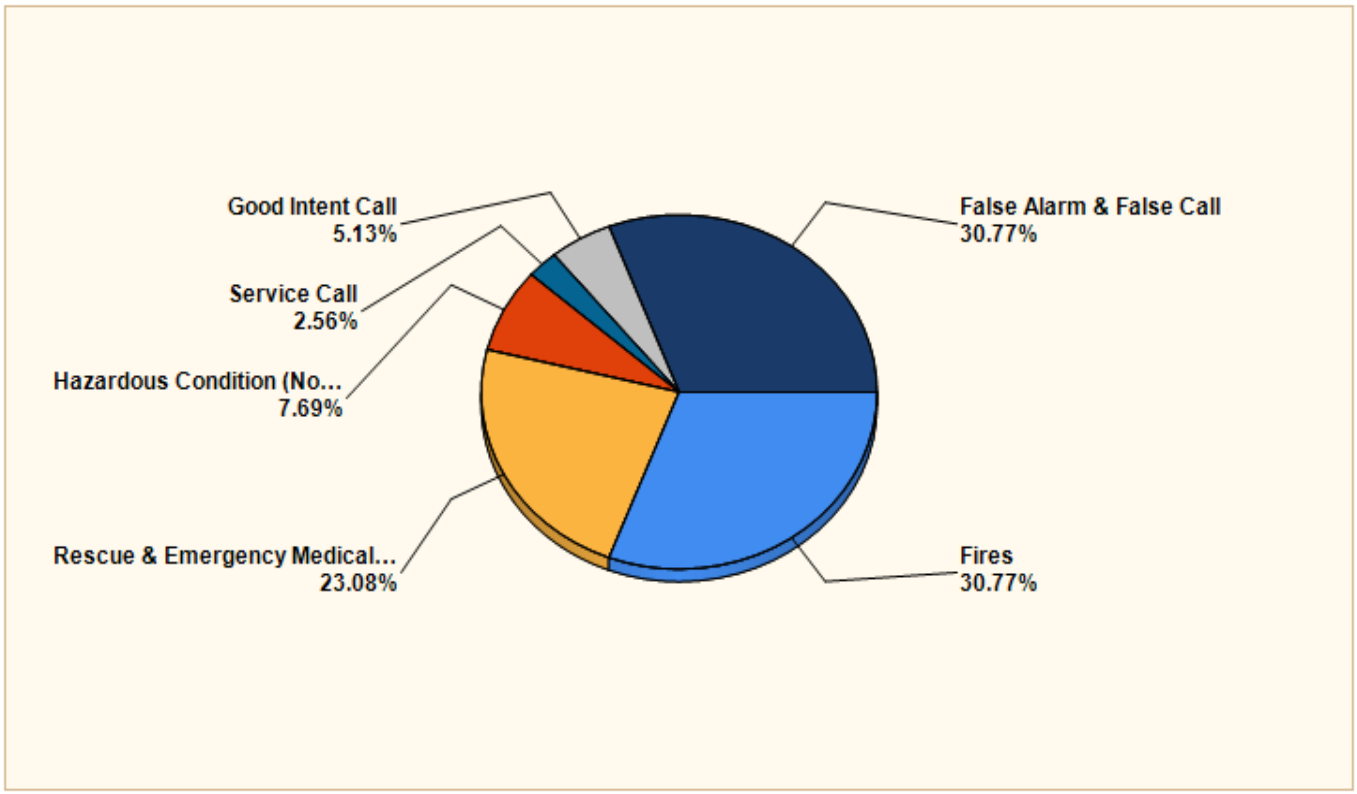
Butler Township Fire District #3

Butler, PA

This report was generated on 5/7/2021 10:33:07 AM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 04/01/2021 | End Date: 04/30/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	12	30.77%
Rescue & Emergency Medical Service	9	23.08%
Hazardous Condition (No Fire)	3	7.69%
Service Call	1	2.56%
Good Intent Call	2	5.13%
False Alarm & False Call	12	30.77%
TOTAL	39	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.