Building/Zoning and Fire Monthly Report

July 2021

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Sunroom Addition
Whitestown Road

New Commercial Building
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.

Kitchen Addition
Whitestown Road

JULY PLANNING COMMISSION AGENDA ITEMS

Butler Area School District Land Development - Campus Lane

The referenced Land Development Plan is located off Campus Lane in the R-2 (Multifamily Residential) Zoned District. The plan proposes the construction of a 20,000 sf building addition. Planning Commission recommended to grant final approval of the Butler Area School District Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated June 21, 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. Approval from the Butler Area Sewer Authority, and
6. Approval from DEP for the Planning Module

Autumn Woods Land Development - Meridian Road

The referenced Land Development Plan is located at the intersection of Meridian Road and Winterwood Drive in the R-1 (Single Family Residential) Zoned District. The plan proposes the cluster development of 92 condominium units and a clubhouse along with public and private improvements. Planning Commission recommended to grant Preliminary and Final approval for Phase 1 and Preliminary approval only for Phase 2 of the Autumn Woods Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated June 28, 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, and
5. Approval from the Butler Area Sewer Authority.

JULY ZONING HEARING BOARD APPEALS

Appeal No. 2021-06 - There has been an appeal filed by 245 Pittsburgh Realty LLC for a Special Exception for Vehicle Sales and Service. The property is located at 245 Pittsburgh Road, Butler, PA (Map & Parcel 60-A3). The property owner is 245 Pittsburgh Realty LLC. The Zoning Hearing Board granted the Special Exception.

Permit Report

06/30/2021 - 07/27/2021

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20210235	ASFD - Addition Single Family Dwelling	installing 11x19 covered porch on front of house	7/27/2021		5,000	229 N BOUNDARY ST	$155.00
20210234	RSFD - Repair/Remodel Single Family Dwelling	Repair and replace sewer line under basement floor	7/26/2021	Homeowner	1,000	238 EVANS CITY RD	$55.00
20210233	DEMO - Demolition	Demo & Removal of Existing Single Family Dwelling & 2 outbuildings.	7/26/2021	Winmer Properties	5,000	125 WINTERWOOD DR	$100.00
20210230	ASFD - Addition Single Family Dwelling	installing 456 sf of deck around pool	7/22/2021	HATCHER CHRIS (LEASEE)	13,000	131 ALHAMBRA DR	$233.00
20210227	ZONING - Zoning	installing 4'and 6' fence at rear yard 308 lf	7/22/2021	BLAINE FENCING	5,174	156 WESTWOOD MNR	$30.00
20210226	ASFD - Addition Single Family Dwelling	Adding 19'x21' roof over rear patio	7/22/2021	Homeowner	10,000	122 SEPTEMBER DR	$237.00
20210225	AOCC - Application for Occupancy	Yamato Hibachi Sushi Application For Occupancy	7/21/2021	Owner as General Contractor	3,000	600 MORAINE POINTE PLZ	$165.00
20210223	ASFD - Addition Single Family Dwelling	Storable pool 14'x48"	7/21/2021	Homeowner	1	472 WHITESTOWN RD	$40.00

20210222	SIGN - Sign	Panel replacements only, no structural alterations	7/19/2021	Atlas Signs	7,000	300 BUTLER COMMONS	$30.00
20210219	ZONING - Zoning	12 by 20 Accessory Bldg	7/14/2021	Homeowner	10,000	108 ALYSSUM DR	$30.00
20210217	ZONING - Zoning	Installing 303lf of 6' fence in rear yard	7/19/2021	Homeowner	3,000	341 WESTBROOK DR	$30.00
20210216	ASFD - Addition Single Family Dwelling	installing 8'x24' deck and storable pool	7/12/2021	Homeowner	2,000	408 KERRY DR	$265.00
20210213	ZONING - Zoning	installing 16x18 deck on rear of house, Zoning	7/7/2021	Homeowners Helper	11,000	247 S EBERHART RD	$30.00
20210212	DEMO - Demolition	Removing 16x32 inground pool	7/7/2021	Tim McCalman	5,000	131 HAMPTON CT	$105.00
20210211	AOCC - Application for Occupancy	Appalachian Outpost Application for Occupancy	7/8/2021		10,000	168 NEW CASTLE RD	$165.00
20210210	FCOP - Fire Code Operational	Car Cruise July 13th 5pm to 8pm	7/7/2021		100	107 Staley Ave	$100.00
20210208	NSFD - New Single Family Dwelling	New Single Family Dwelling, 1,770 sq ft,living, 1,770 sq ft Basement, 350 sq ft covered porch, 345 sq ft garage.	7/13/2021	Pat McCarren Inc	485,000	115 Sugar Creek Dr.	$2,670.00
20210207	ZONING - Zoning	installing 30'x24' Accessory structure in side yard	6/30/2021	Cleary Buildings	34,982	107 STRATFORD DR	$30.00

20210206	DEMO - Demolition	Demolition of 18x36 inground pool	6/30/2021	Homeowner	0	504 S EBERHART RD	$105.00
20210205	ASFD - Addition Single Family Dwelling	Remove existing 8'x9' porch and roof and replace	7/13/2021	Dave Wengerd Construction	11,200	108 WOODRIDGE RD	$155.00
20210186	ZONING - Zoning	installing 6'6" by 18 lf fence in side yard	7/12/2021	Homeowner	0	574 WHITESTOWN RD	$30.00
20210170	NSFD - New Single Family Dwelling	new single family dwelling 1111sf basement, 466 garage, 2336 sf living space	7/12/2021	Parry Homes	440,000	111 Sugar Creek Dr	$2,911.00
20210142	SIGN - Sign	Keller Williams Wall Signage	7/7/2021	Richard Skuta Signs, LLC	4,000	110 POINT PLZ	$150.00
20210135	NSFD - New Single Family Dwelling	New 2 story single family dwelling 1424 sf living space, 460 sf garage and 12x10 deck at rear	6/30/2021	Owner as General Contractor	150,000	214 Campbell Ave	$1,781.00
20200183	ASFD - Addition Single Family Dwelling	16'x32' Inground swimming pool with fence at rear yard	7/23/2021	Country Pools & Spas	18,000	207 CAMELOT DR	$310.00
							$9,912.00

Total Records: 25 **7/28/2021**

JULY 2021 REVENUE
Building/Zoning and Fire

Building/Zoning Permits	$ 9,912.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 407.68
Fire Code Operational Permits	$ 0.00
Fire Annual Inspections/Training	$ 0.00
Land Development	$ 0.00
Maps/Copies	$ 0.00
Septic	$ 960.00
Subdivision	$ 200.00
Zoning Certification Letter	$ 55.00
Zoning Hearing Board	$ 400.00
UCC Board of Appeals	$ 0.00
TOTAL	**$ 11,934.68**

Code Summary Report Violation Name

Violation Date1/1/2021 TO 07/31/2021

	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	1	0	0	0	0	0	0	5
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	1	5	1	0	0	0	0	0	11
Failure to obtain proper inspection	0	0	0	0	0	1	0	0	0	0	0	0	1
Garbage	7	2	3	5	1	4	3	0	0	0	0	0	25
Grass Violations	0	0	0	0	13	6	4	0	0	0	0	0	23
Junked or Abandoned Vehicle	0	4	0	2	0	2	0	0	0	0	0	0	8
Kennel	0	1	0	0	3	0	0	0	0	0	0	0	4
Non-Domesticated Pets	1	0	0	2	1	0	0	0	0	0	0	0	4
Totals:	**13**	**10**	**4**	**10**	**19**	**19**	**8**	**0**	**0**	**0**	**0**	**0**	**83**

Commercial Occupancy Certificates

June 30, 2021 to July 27, 2021

MovieScoop	300 Moraine Pointe Plaza

Butler Township Fire District #3

Butler, PA

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 07/01/2021 | End Date: 07/31/2021

MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	6	13.34%
Rescue & Emergency Medical Service	13	28.89%
Hazardous Condition (No Fire)	7	15.56%
Service Call	1	2.23%
Good Intent Call	2	4.45%
False Alarm & False Call	15	33.34%
Severe Weather & Natural Disaster	1	2.23%
TOTAL	45	100%