Building/Zoning and Fire Monthly Report

September 2021

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New Residential Development
Meridian Road

Commercial Remodel
Greater Butler Mart

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
Grove Avenue

SEPTEMBER PLANNING COMMISSION AGENDA ITEMS

Diehl Volkswagen of Butler Land Development - Pittsburgh Road
The referenced Land Development Plan is located at 245 Pittsburgh Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes an addition and interior renovations to the existing building, parking area, reconfiguration of stormwater controls and associated site improvements. Planning Commission recommended to grant final approval of the Diehl Volkswagen of Butler Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated August 31, 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,
6. Fire Marshal Review, and
7. DEP approval of the Planning Module

dunkin' Land Development - Pittsburgh Road
The referenced Land Development Plan is located at 134 Pittsburgh Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the demolition of the existing building and construction of a new restaurant with a drive thru, parking area, stormwater controls and associated site improvements. Planning Commission recommended to grant final approval of the dunkin' Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated August 27, 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,
6. Fire Marshal Review,
7. Butler County Planning Commission Review, and
8. DEP approval of the Planning Module

SEPTEMBER ZONING HEARING BOARD APPEALS

Appeal No. 2021-07 - There was an appeal filed by property owner Cory Buchholz for a Special Exception for a private garage larger than 1,200 sq. ft. and a Variance from the median roof height. The property is located at 733 Bullcreek Road, Butler, PA (Map & Parcel 64-9). The Zoning Hearing Board granted the Special Exception and Variance.

Appeal No. 2021-08 - There was an appeal filed by the property owner Gera White for a Special Exception for a day-care home. The property is located at 107 Ayleshire Road, Butler, PA (Map & Parcel 38-G34). The Zoning Hearing Board granted the Special Exception.

Appeal No. 2021-09 - There was an appeal filed by Chuck Stewart for a Special Exception for a canopy. The property owner is Capital 180 LLC. The property is located at 1024 North Main Street Ext, Butler, PA (Map & Parcel 15-4). The Zoning Hearing Board granted the Special Exception.

Permit Report

08/25/2021 - 09/28/2021

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20210317	SHED BLD - Sheds 1000 SQ FT and Over	40x40 accessory structure in rear yard	9/27/2021	Homeowner	35,000	733 BULLCREEK RD	$677.00
20210316	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	9/27/2021	The Villas at Forest Oaks, LP	280,000	1034 Forest Oaks Drive	$2,151.00
20210315	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	9/27/2021	The Villas at Forest Oaks, LP	280,000	1033 Forest Oaks Drive	$2,151.00
20210314	NSFD - New Single Family Dwelling	Abbey, One Story Quad Unit	9/27/2021	The Villas at Forest Oaks, LP	280,000	1032 Forest Oaks Drive	$2,046.00
20210313	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	9/27/2021	The Villas at Forest Oaks, LP	280,000	1031 Forest Oaks Drive	$2,151.00
20210312	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	9/27/2021	The Villas at Forest Oaks, LP	280,000	1014 Forest Oaks Drive	$2,151.00
20210311	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	9/27/2021	The Villas at Forest Oaks, LP	280,000	1013 Forest Oaks Drive	$2,151.00
20210310	ASFD - Addition Single Family Dwelling	Installing 292 sf deck around pool at side yard	9/23/2021	Square One Contractors	15,000	144 DUTCHTOWN RD	$155.00
20210309	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	9/27/2021	The Villas at Forest Oaks, LP	280,000	1012 Forest Oaks Drive	$2,151.00
20210308	NSFD - New Single Family Dwelling	Abbey, One Story Quad Unit	9/27/2021	The Villas at Forest Oaks, LP	275,000	1011 Forest Oaks Drive	$2,046.00
20210307	ZONING - Zoning	Removing 12 x 28 Accessory Structure	9/22/2021	Homeowner	1	353 OLD PLANK RD	$30.00

20210306	SHED ZO - Shed	installing 18x21 accessory structure in side yard	9/22/2021	American Steel Carports	2,883	167 WESTWOOD MNR	$30.00
20210305	SHED ZO - Shed	Accessory Building	9/20/2021	Homeowner	500	136 Wyncrest Dr	$30.00
20210304	SHED ZO - Shed	installing 20x20 accessory structure in rear yard	9/17/2021	Contractors of American Steel	8,100	139 GREGDEN RD	$30.00
20210303	AOCC - Application for Occupancy	Asia Body Work Application For Occupancy	9/20/2021		100	254 NEW CASTLE RD	$165.00
20210302	SHED ZO - Shed	Installing 10x16 accessory structure in rear yard	9/20/2021	Homeowner	1	408 NEW CASTLE RD	$30.00
20210300	ZONING - Zoning	2 temporary Banners Sept 27 thru Oct 9th	9/15/2021	Owner as General Contractor	200	180 POINT PLZ	$60.00
20210299	DEMO - Demolition	demolition of house and all structures on lot	9/15/2021	Advanced Edge LLC	6,200	320 S HOME AVE	$105.00
20210298	ZONING - Zoning	Installing 6'x60lf fence at rear yard	9/15/2021	Perfect Yard LLC	2,500	103 REMBRANDT DR	$30.00
20210297	ZONING - Zoning	removal of 12x20 &10x12 accessory structures	9/14/2021	Homeowner	1	4114 HIGHLAND AVE	$30.00
20210296	ZONING - Zoning	Accessory Structure Demolition down to slab	9/14/2021	Homeowner	1,000	107 BESSEMER AVE	$30.00
20210295	ZONING - Zoning	10x14 deck less than 30"	9/15/2021	Homeowner	2,650	104 LEA DR	$30.00
20210294	ASFD - Addition Single Family Dwelling	16'x16' deck addition	9/14/2021	Homeowner	3,000	262 CRISSWELL RD	$155.00
20210293	ZONING - Zoning	installing 22 lf of 6'&4'	9/10/2021	Homeowner	1	136 COLLEEN ST	$30.00

		fence at side yard					
20210292	ASFD - Addition Single Family Dwelling	Installing 184 sf deck on rear of house	9/3/2021	Don Schurer	13,800	143 WYNCREST DR	$155.00
20210291	SHED ZO - Shed	removing 12x12 shed and replacing with 12x24 shed	9/3/2021	Homeowner	7,000	107 N BREEZEWOOD DR	$30.00
20210289	ASFD - Addition Single Family Dwelling	Installing 12x12 roof over existing patio	9/3/2021	Bright Covers	6,274	215 WYNCREST DR	$155.00
20210288	SHED ZO - Shed	Accessory Shed w/ Gambrel	9/2/2021	Homeowner	2,800	109 WESTWOOD MNR	$30.00
20210287	ZONING - Zoning	Extending existing fence 6 ft. enclosed	9/1/2021	Homeowner	19,000	109 E MUNTZ AVE	$30.00
20210286	SHED ZO - Shed	Accessory Building Construction	9/2/2021	Homeowner	2,000	145 HEATHER DR	$30.00
20210285	ZONING - Zoning	6 ft rear yard fence ^inches from rear property line	9/2/2021	FENCE MAINTENANCE SERVICE (DAN)	3,800	145 HEATHER DR	$30.00
20210279	AOCC - Application for Occupancy	Butler Health & Fitness Application For Occupancy	9/3/2021	Owner as General Contractor	500	116 POINT PLZ	$165.00
20210278	AOCC - Application for Occupancy	Spirit Halloween	8/26/2021		100	601MORAINE POINTE PLZ	$165.00
20210277	ZONING - Zoning	Installing 254 lf of 6' fence in rear yard	8/26/2021	PENN FENCING, INC.	15,341	317 YOUNG AVE	$30.00
20210275	ASFD - Addition Single Family Dwelling	porch replacement with wood deck and steps 10x8	9/7/2021	Homeowner	1,100	177 WESTWOOD MNR	$155.00
20210274	ZONING - Zoning	Rear Yard 4 ft fence install	8/25/2021	BLAINE FENCING	2,649	210 ARLINGTON AVE	$30.00

20210273	ASFD - Addition Single Family Dwelling	Installing hot tub and 10x10 roof in rear yard	8/30/2021	Homeowner	1,450	108 W MCQUISTION RD	$285.00
20210269	ASFD - Addition Single Family Dwelling	Install 24'x52" above ground pool and 144 sf pool deck	9/13/2021	B&T Installations	7,000	200 N BOUNDARY ST	$256.00
20210267	RCB - Repair/Remodel Commercial Building	loading Dock, office, restroom renovations	9/14/2021	Urban Corporation	250,000	360 GREATER BUTLER MART	$2,200.00
20210257	GRAD - Grading	Grading & infrastructure consistent with Autumn Woods plan as approved	9/3/2021	Winmer Properties	733,766	100 Cherry Tree Drive	$100.00
20210255	NSFD - New Single Family Dwelling	27.5'x54' Industrialized house on crawl space	9/13/2021	CastleRock Homes	240,000	122 Grove Ave	$510.00
20210220	SIGN - Sign	Fine Wine Good Spirits Wall Sign Replacement	9/2/2021	Shamrock signs	3,800	110 BON AIRE PLAZA	$150.00
20210215	SIGN - Sign	Butler Health & Fitness Wall Sign	8/31/2021	SIGNS BY RICK INC	5,000	116 POINT PLZ	$150.00
20210146	ACB - Addition Commercial Building	New Auxiliary Gym Butler Senior High School	8/25/2021	Mark Hudson Construction Inc	2,800,000	120 campus lane	$19,161.00
20210100	RCB - Repair/Remodel Commercial Building	Chipolte tenant Space Buildout	8/25/2021	Fred Olivieri Construction Co.	438,549	200 Benevan Square Suite 4	$1,095.00
20210028	RCB - Repair/Remodel Commercial Building	T-Mobile antenna Upgrade on existing water tower	9/21/2021	Alltech Professional Services	30,000	10 COMFORT LN	$270.00
							$43,797.00

Total Records: 46 **9/29/2021**

SEPTEMBER 2021 REVENUE
Building/Zoning and Fire

Building/Zoning Permits	$ 43,632.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 165.00
Fines	$ 500.00
Fire Code Operational Permits	$ 0.00
Fire Annual Inspections/Training	$ 0.00
Land Development	$ 0.00
Maps/Copies	$ 0.00
Septic	$ 960.00
Subdivision	$ 400.00
Zoning Certification Letter	$ 27.50
Zoning Hearing Board	$ 1,200.00
UCC Board of Appeals	$ 0.00
TOTAL	**$ 46,884.50**

Code Summary Report Violation Name

Violation Date01/01/2021 TO 09/30/2021

	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	1	0	0	0	0	0	0	5
Construction without a Permit - Commercial	0	0	0	0	0	0	0	1	0	0	0	0	1
Construction without a Permit - Fence	0	1	0	1	0	0	0	1	0	0	0	0	3
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	2	2	0	0	0	29
Grass Violations	0	0	0	0	13	6	4	2	2	0	0	0	27
Junked or Abandoned Vehicle	0	4	0	2	0	2	0	0	1	0	0	0	9
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**	**6**	**5**	**0**	**0**	**0**	**94**

Commercial Occupancy Certificates

August 25, 2021 to September 28, 2021

Butler Health & Fitness	116 Point Plaza
Spirit Halloween	601 Moraine Pointe Plaza
Skintegrity	3 Bessemer Avenue
Appalachian Outpost	168 New Castle Road

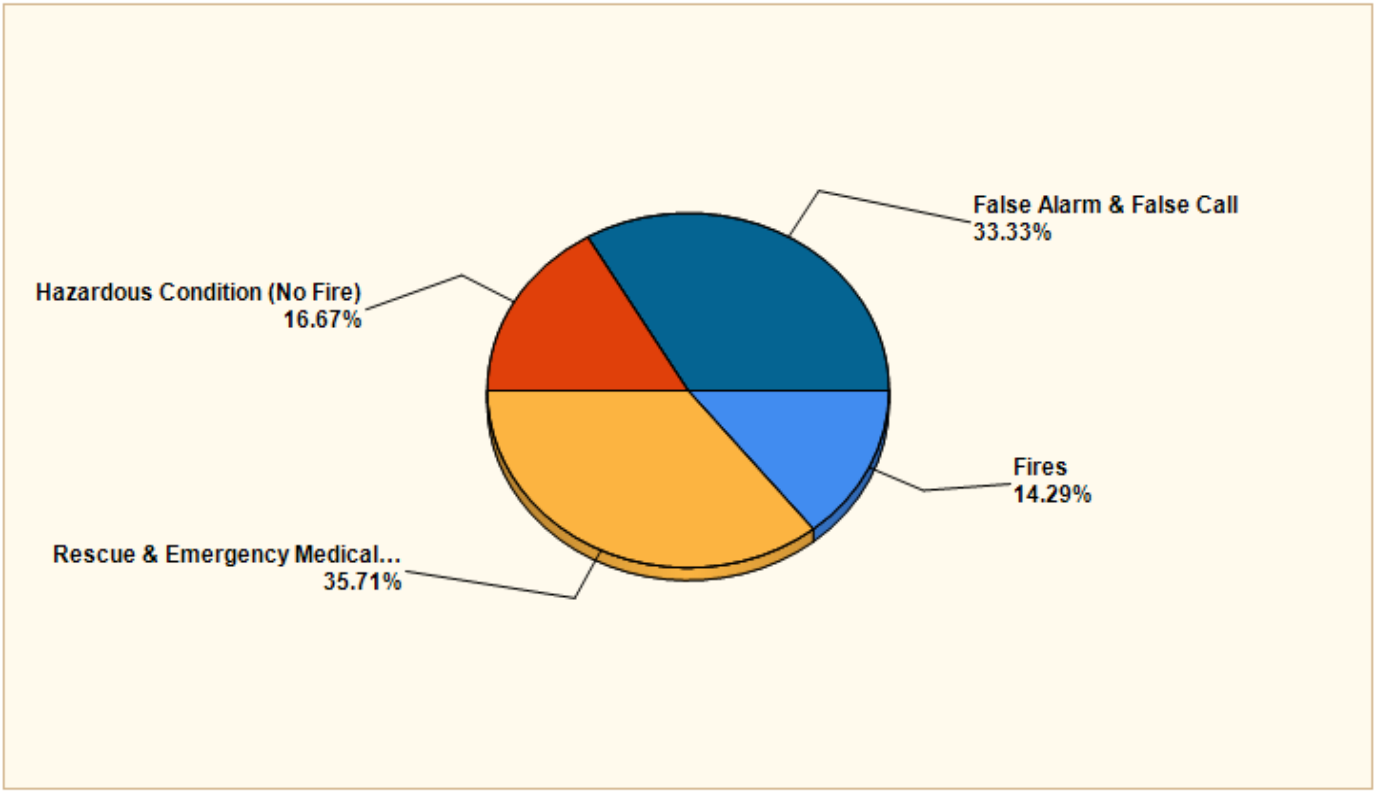
Butler Township Fire District #3

Butler, PA

This report was generated on 10/6/2021 7:35:39 AM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 09/01/2021 | End Date: 09/30/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	6	14.29%
Rescue & Emergency Medical Service	15	35.71%
Hazardous Condition (No Fire)	7	16.67%
False Alarm & False Call	14	33.33%
TOTAL	42	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.