Building/Zoning and Fire Monthly Report

October 2021

Inside this issue:

Planning Commission Applications	Page	1
Zoning Hearing Board Applications	Page	1
Permit Information	Page	2-4
Revenue	Page	5
Code Enforcement Inspections	Page	6
Commercial Occupancy Certificates	Page	7
Fire Department Incidents	Page	8

Porch Roof Addition
Seneca Drive

Forest Oaks Clubhouse Foundation
Mercer 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.

Residential Site Work
Cherry Tree Drive

OCTOBER PLANNING COMMISSION AGENDA ITEMS

Establish 2022 Meeting Dates
Planning Commission set January 4, February 1, March 1, April 5, May 3, June 7, July 5, August 2, September 6, October 4, November 1, and December 6 as the Planning Commission meeting dates for 2022.

Werner Subdivision - McCalmont Road
The referenced Subdivision Plan is located on McCalmont Road in the A-1 (Agricultural) Zoned District. The plan proposes to subdivide a parcel into Lot 3 and Revised Parcel A. Planning Commission recommended to grant a modification for odd shaped lots and final approval of the Werner Subdivision contingent upon DEP approval of the planning module.

Rotunda Subdivision - Buttercup Road
The referenced Subdivision Plan is located on Buttercup Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a parcel into Lot 1 and Lot 2. Planning Commission recommended to grant a modification for odd shaped lots and final approval of the Rotunda Subdivision contingent upon DEP approval of the planning module.

Snyder Subdivision – White Oak Drive
The referenced Subdivision Plan is located on White Oak Drive and East McQuistion Road in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions. Planning Commission recommended to grant final approval of the Snyder Subdivision.

OCTOBER ZONING HEARING BOARD APPEALS

Appeal No. 2021-10 - There was an appeal filed by Family Bowlaway, Inc. for a Special Exception for recreation, active; a Special Exception for reduction in minimum required parking spaces; and a Variance for reduced parking spaces. The property is located at 540 Fairground Hill Road, Butler, PA (Map & Parcel 21-15D). The Zoning Hearing Board continued the hearing until December 1, 2021.

Appeal No. 2021-11 - There was an appeal filed by Riverview Management Company for a Special Exception for the reduction of the minimum required parking spaces. The property owner is Butler Retail Associates, LLC. The property is located at 310 New Castle Road, Butler, PA (Map & Parcel 11-2C). The Zoning Hearing Board granted the Special Exception.

Appeal No. 2021-12 – There was an appeal filed by Edward Jurysta for a Variance from the minimum yard requirements for an accessory structure. The property is located at 221 Linhurst Avenue, Butler, PA (Map & Parcel 28-B446). The Zoning Hearing Board granted the Variance.

Permit Report

09/29/2021 - 10/26/2021

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20210346	SHED ZO - Shed	Installing 8x10 shed in rear yard	10/26/2021	Lowes Home Improvement	2,771	220 GRANDVIEW BLVD	$30.00
20210344	SHED ZO - Shed	Accessory Building	10/22/2021	Homeowner	8,000	122 SEPTEMBER DR	$30.00
20210343	RSFD - Repair/Remodel Single Family Dwelling	Enclosing existing 5x5 porch and adding 4x6 deck >30 inches	10/25/2021	Homeowner	2,500	1307 S MAIN ST EXT	$155.00
20210342	SHED ZO - Shed	10 by 12 accessory Building	10/20/2021	Homeowner	1,200	207 EVANS CITY RD	$30.00
20210341	ASFD - Addition Single Family Dwelling	16x16 addition to existing deck	10/21/2021	Homeowner	5,000	117 DEER RUN DR	$155.00
20210340	SHED ZO - Shed	18x25 accessory structure in side yard	10/18/2021	Carport Satisfactions	10,000	341 WESTBROOK DR	$30.00
20210336	ZONING - Zoning	Asia Body Work sign panel Replacement	10/14/2021	SIGNS BY RICK INC	500	254 NEW CASTLE RD	$30.00
20210333	SIGN - Sign	Benevan Square freestanding Sign	10/22/2021	Advance Sign Company	28,000	200 Benevan Square	$375.00
20210332	SHED ZO - Shed	Installing 30'x32' accessory structure in rear yard	10/12/2021	Homeowner	25,000	4114 HIGHLAND AVE	$30.00
20210331	ASFD - Addition Single Family Dwelling	removal and replacement of 288 sf deck on rear of house	10/8/2021	Homeowner	6,000	205 CAMPBELL AVE	$155.00
20210328	ZONING - Zoning	Gear Bicycle Temporary Banner	10/5/2021		300	180 ALAMEDA PLZ	$30.00

20210327	ZONING - Zoning	Installing 85' of 6' fence in rear yard	10/1/2021	PENN FENCING, INC.	5,213	131 MAPLE CT	$30.00
20210326	ASFD - Addition Single Family Dwelling	720 sf living space addition, 887 sf garage addition and remodel of existing 546 sf garage to family room	10/5/2021	Jacob Y. Byler	200,000	408 SAWMILL RUN RD	$1,288.00
20210325	NSFD - New Single Family Dwelling	New unit in Quad Style Building	10/13/2021	Winmer Properties LP	215,000	2304 Cherry Tree Drive	$2,184.00
20210324	NSFD - New Single Family Dwelling	New unit in Quad Style Building	10/13/2021	Winmer Properties LP	215,000	2303 Cherry Tree Drive	$2,619.00
20210323	NSFD - New Single Family Dwelling	New unit in Quad Style Building	10/13/2021	Winmer Properties LP	215,000	2302 Cherry Tree Drive	$2,143.00
20210322	NSFD - New Single Family Dwelling	New unit in Quad Style Building	10/13/2021	Winmer Properties LP	215,000	2301 Cherry Tree Drive	$2,003.00
20210321	ASFD - Addition Single Family Dwelling	Removing existing 24x14 dech and replacing with 24x16 deck with 14x16 roof	10/1/2021	PCGC	47,387	200 N MAGNOLIA CT	$309.00
20210320	AOCC - Application for Occupancy	Gear Bicycle Shop Application For Occupancy	10/1/2021		500	180 ALAMEDA PLZ	$165.00
20210319	ZONING - Zoning	Installing 100lf of 4' fence at side yard	9/30/2021	W.D. Landscape Management	1	113 S DUFFY RD	$30.00
20210318	ASFD - Addition Single Family Dwelling	adding 13'x15' deck and sunroom to rear of house	10/6/2021	PREMIER PATIO ROOMS INC	91,800	4170 CYPRESS ST	$182.00
20210283	SIGN - Sign	Replaced Damaged Sign in same location Components, Like for like per plan.	10/13/2021	DBA CLASSIC SIGNS & GRAPHICS	3,500	540 FAIRGROUND HILL RD	$375.00
20210280	RCB - Repair/Remodel Commercial Building	Mandis Dance Studio alterations	10/6/2021	Toner Construction	15,000	104 EVANS RD	$365.00

20210276	NICB - New Commercial Building	Community Clubhouse	10/4/2021	The Villas at Forest Oaks, LP	640,000	2000 South Links Avenue	$3,971.00
20210271	NSFD - New Single Family Dwelling	New Single family dwelling 1595sf living space,1595 basement, 484 garage and 144 covered porch.	9/29/2021	Schumacher Homes of Greensburg	259,000	871 Bullcreek Rd.	$2,289.00
20210270	SIGN - Sign	Replacing existing Sign with CINEMAS	10/13/2021	DBA CLASSIC SIGNS & GRAPHICS	5,565	300 MORAINE POINTE PLZ	$190.00
20210262	ACB - Addition Commercial Building	Verizon Wireless adding/removing equipment, extending concrete pad and adding cabinet	10/19/2021	Verizon Wireless	15,000	119 WESTVIEW Ave	$365.00
20210246	NSFD - New Single Family Dwelling	Building 52x28 single story house on slab foundation with 2 porches >30	10/26/2021	Homeowner	0	223 WOODLAWN RD	$1,592.00
20210242	RCB - Repair/Remodel Commercial Building	Butler Health Systems Emergency Repair Exterior Steps	10/5/2021	Argent Construction LLC	15,000	1022 N MAIN ST EXT	$365.00
20210066	RCB - Repair/Remodel Commercial Building	Walgreen replacing rooftop HVAC	10/6/2021	Arris Construction	30,000	280 NEW CASTLE RD	$270.00
							$21,785.00

Total Records: 30 **10/27/2021**

OCTOBER 2021 REVENUE
Building/Zoning and Fire

Building/Zoning Permits	$ 21,785.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 178.74
Fire Code Operational Permits	$ 0.00
Fire Annual Inspections/Training	$ 0.00
Land Development	$ 0.00
Maps/Copies	$ 0.00
Septic	$ 0.00
Subdivision	$ 400.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 800.00
UCC Board of Appeals	$ 0.00
TOTAL	**$ 23,163.74**

Code Summary Report Violation Name

Violation Date01/01/2021 TO 10/31/2021

	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	2	0	0	7
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	3	0	0	32
Grass Violations	0	0	0	0	13	6	4	2	2	1	0	0	28
Junked or Abandoned Vehicle	0	4	0	2	0	2	0	0	1	1	0	0	10
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	1	0	0	5
Totals:	**13**	**10**	**4**	**10**	**19**	**19**	**8**	**6**	**5**	**8**	**0**	**0**	**102**

Commercial Occupancy Certificates

September 29, 2021 to October 26, 2021

Gear Bicycle Shop	180 Alameda Plaza
Asia Body Works	254 New Castle Road

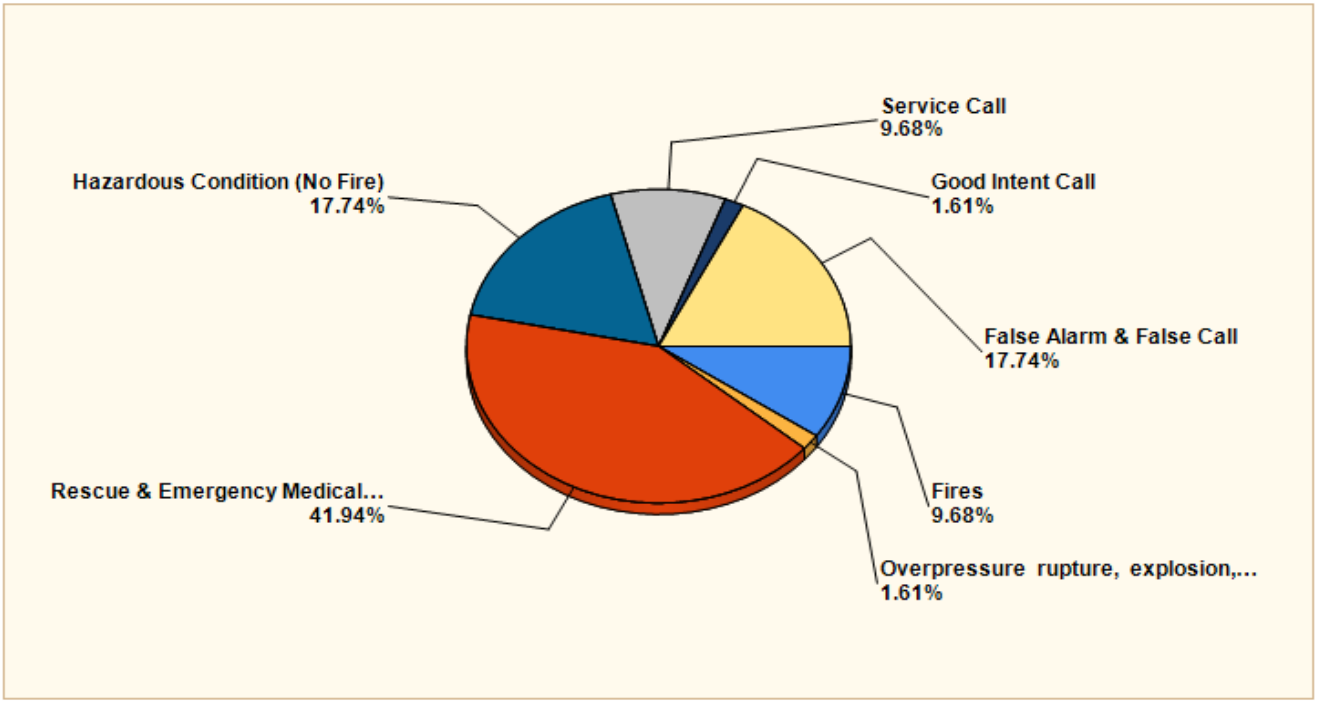
Butler Township Fire District #3

Butler, PA

This report was generated on 11/2/2021 10:56:44 AM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 10/01/2021 | End Date: 10/31/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	6	9.68%
Overpressure rupture, explosion, overheat - no fire	1	1.61%
Rescue & Emergency Medical Service	26	41.94%
Hazardous Condition (No Fire)	11	17.74%
Service Call	6	9.68%
Good Intent Call	1	1.61%
False Alarm & False Call	11	17.74%
TOTAL	62	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.