Building/Zoning and Fire Monthly Report

December 2021

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Single Family Dwelling Addition
South Eberhart Road

New Single Family Dwelling Foundation
Wyncrest Drive

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 Business
Benevan Square

DECEMBER PLANNING COMMISSION AGENDA ITEMS

McKissick Subdivision – North Boundary Street

The referenced Subdivision Plan is located on North Boundary Street in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions. Planning Commission recommended to grant final approval of the McKissick Subdivision.

Jurysta / Podobensky Subdivision – Linhurst Avenue

The referenced Subdivision Plan is located on Linhurst Avenue in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions and consolidations. Planning Commission recommended to grant final approval of the Jurysta / Podebensky Subdivision.

Pride Performance Training Land Development – Evans Road

The referenced Land Development Plan is located at 142 Evans Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes an 800 SF building addition. Planning Commission recommended to grant final approval of the Pride Performance Training Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated November 23, 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. Butler County Planning Commission Review, and
7. Fire Marshal Review

Hutton Butler Sharon PA ST LLC Subdivision – New Castle Road

The referenced Subdivision Plan is located on New Castle Road and Sharon Drive in the C-2 (Convenience Commercial) Zoned District. The plan proposes lot consolidations. Planning Commission recommended to grant final approval of the Hutton Butler Sharon PA ST LLC Subdivision contingent upon:

1. Compliance with Gateway Engineers' letter dated November 18, 2021, and
2. Butler County Planning Commission Review

ModWash Land Development – New Castle Road

The referenced Land Development Plan is located on New Castle Road and Sharon Drive in the C-2 (Convenience Commercial) Zoned District. The plan proposes an automated car wash with associated parking and addition and site improvements. Planning Commission recommended to grant final approval of the ModWash Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated November 19, 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. Butler County Planning Commission Review

DECEMBER ZONING HEARING BOARD APPEALS

Appeal No. 2021-10 - Family Bowlaway, Inc. filed an appeal 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 granted the applicant's requests for special exception uses and variances.

Appeal No. 2021-13 - Steve & Tracy Leslie filed an appeal for a Variance from Butler Township's Zoning Ordinance, Chapter 300-32.B. regarding Solar, Wind and Alternative Energy Systems. The property is located at 128 W. Metzger Avenue, Butler, PA (Map & Parcel 38-R1). The Zoning Hearing Board granted the variance.

Appeal No. 2021-14 - Hutton Butler Sharon PA ST, LLC filed an appeal to appeal the Zoning Officer's determination letter dated October 6, 2021. They also asked for a Variance from Butler Township's Zoning Ordinance, Chapter 300-28.C.(1) regarding the decibel limit. The property is located at 250 New Castle Road, Butler, PA (Map & Parcels 12-F3C, 12-F1B, and 12-F1A). The property owner is Edward C. Notaro. The Zoning Hearing Board granted the variance.

Permit Report

11/24/2021 - 12/28/2021

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20210376	ZONING - Zoning	Installing 10x16 accessory structure in rear yard	12/28/2021	Old Hickory Buildings	4,075	114 HIGHFIELD RD	$30.00
20210375	SHED ZO - Shed	10 x 20 Accessory Structure in side yard	12/21/2021	Homeowner	5,000	223 WOODLAWN RD	$30.00
20210372	RCB - Repair/Remodel Commercial Building	New Electric Vehicle Charging Stations	12/16/2021	HEY ELECTRIC CO	36,716	248 PITTSBURGH RD	$328.00
20210370	ZONING - Zoning	240 lf of 4.5' fence in rear yard	12/9/2021	Homeowner	7,648	360 OLD PLANK RD	$30.00
20210369	SHED ZO - Shed	Installing 10'x20' accessory structure	12/2/2021	Homeowner	3,000	109 BRAMBLE AVE	$30.00
20210367	NSFD - New Single Family Dwelling	New single family dwelling 840 sf basement, 420sf garage and 2301sf living space	12/9/2021	Dan Ryan Builders	209,081	200 Wyncrest Dr.	$2,898.00
20210366	NSFD - New Single Family Dwelling	New single family dwelling 2482 sf living space, 440 sf garage and 836 sf basement basement	12/9/2021	Dan Ryan Builders	237,274	202 Wyncrest Dr.	$2,959.00
20210365	NSFD - New Single Family Dwelling	New single family dwelling 2482 sf	12/9/2021	Dan Ryan Builders	243,405	204 Wyncrest Dr.	$2,959.00

		living space, 440 sf garage and 836 sf basement basement					
20210362	SIGN - Sign	Two Wall Signs and several buildign mounted directional signs	12/2/2021	The Brown Dog Sign Company	16,000	100 Benevan Square	$295.00
20210356	NSFD - New Single Family Dwelling	New Single Family Dwelling, 2591 sf basement, 2591 Living Space, 1150sf garage, 192sf front porch	11/29/2021	PARASKA CONSTRUCTION COMPANY	575,000	122 AUBREY DR	$3,848.00
20210349	SIGN - Sign	Dollar Bank Sign Rebrand package	12/16/2021	ACCEL SIGN GROUP INC	18,000	150 POINT PLZ	$295.00
20210345	SIGN - Sign	Gear Bicylcle Wall Sign	12/16/2021	CUSTOM SIGNS INC	5,800	180 ALAMEDA PLZ	$165.00
20210330	SIGN - Sign	M@C Discount Signage	12/16/2021	ACCEL SIGN GROUP INC	0	360 GREATER BUTLER MART	$190.00
20210329	NICB - New Commercial Building	Construction of a new Dunkin building with Drive-thru	12/9/2021	Paramount Contractors Services LLC	450,000	134 PITTSBURGH RD	$1,973.00
20210290	ASFD - Addition Single Family Dwelling	Roof mounted solar array on side roof of house	12/2/2021	Palmetto Solar	31,738	428 EBERHART RD	$210.00
							$16,240.00

Total Records: 15 **12/29/2021**

DECEMBER 2021 REVENUE
Building/Zoning and Fire

Building/Zoning Permits	$ 16,240.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 357.07
Fire Code Operational Permits	$ 0.00
Fire Annual Inspections/Training	$ 0.00
Land Development	$ 0.00
Maps/Copies	$ 0.00
Septic	$ 0.00
Subdivision	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
UCC Board of Appeals	$ 0.00
TOTAL	**$ 16,597.07**

Code Summary Report Violation Name

Violation Date01/01/2021 TO 12/31/2021

	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	1	8
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	1	1	34
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**	**1**	**2**	**105**

Commercial Occupancy Certificates

November 24, 2021 to December 28, 2021

KMA Restoration	570 Hansen Avenue
M@c Discount	360 Greater Butler Mart
Yamato Hibachi Sushi	600 Moraine Pointe Plaza
Chipotle	200 Benevan Square, Ste.4

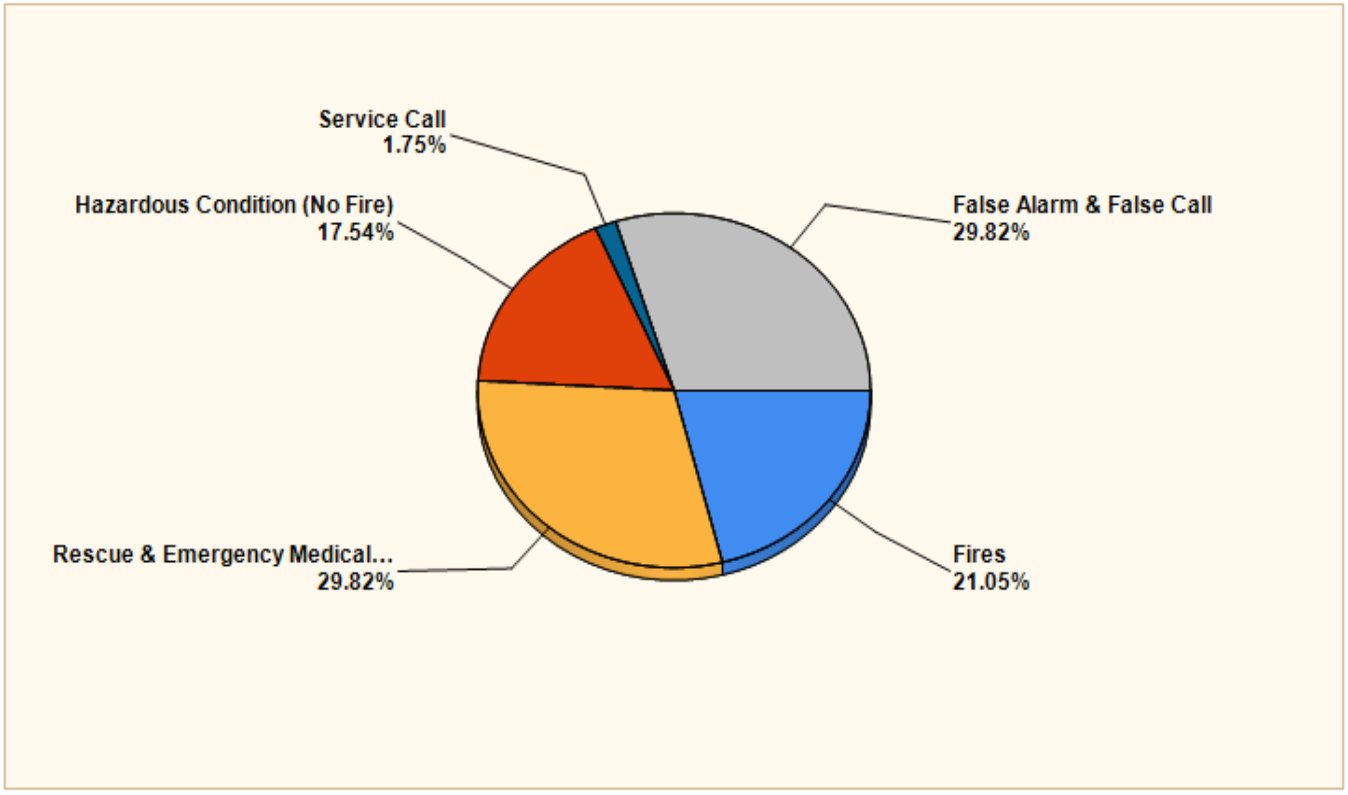
Butler Township Fire District #3

Butler, PA

This report was generated on 1/3/2022 8:40:07 AM

Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 12/01/2021 | End Date: 12/31/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	12	21.05%
Rescue & Emergency Medical Service	17	29.82%
Hazardous Condition (No Fire)	10	17.54%
Service Call	1	1.75%
False Alarm & False Call	17	29.82%
TOTAL	57	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.