Building/Zoning and Fire Monthly Report

April 2022

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Deck & Porch Replacement
Cypress Street

Commercial Addition
College 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 Single Family Dwelling
Afton Drive

APRIL PLANNING COMMISSION AGENDA ITEMS

Romett Subdivision – Woodlawn Road

The referenced Subdivision Plan is located on Woodlawn Road in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions and consolidations. Planning Commission recommended to grant a modification for odd shaped lots and final approval of the Romett Subdivision.

Wiest Subdivision – Alhambra Drive

The referenced Subdivision Plan is located on Alhambra Drive in the R-1 (Single Family Residential) Zoned District. The plan proposes lot consolidations. Planning Commission recommended to grant final approval of the Wiest Subdivision.

Deshon Woods Subdivision – Evans City Road

The referenced Subdivision Plan is located on Evans City Road in the C-1 (General Commercial) Zoned District. The plan proposes to subdivide a parcel into Lot 1 and Lot 2 Remnant. Planning Commission recommended to grant final approval of the Deshon Woods Subdivision contingent upon:

1. Compliance with Gateway Engineers' letter dated, March 28, 2022, C-25174-0008, and
2. Butler County Planning Commission review.

APRIL ZONING HEARING BOARD APPEALS

Appeal No. 2022-01 - There has been an appeal filed by the Villas at Forest Oaks, LP for a variance from Butler Township's Zoning Ordinance, Chapter 300-27.D(11), 300-27.F(1) and 300-27.A regarding sign area and height. The property is located at the corner of Links and South Links Avenue, Butler, PA. (Tax Map Number 060-S21-FA-0000). The Zoning Hearing Board granted the variances.

Appeal No. 2022-02 - There has been an appeal filed by Shockey Mini Storage, LP for the following:

1. a special exception for the expansion of your mini-warehouse business,
2. an interpretation of the specific criteria for mini warehouses Chapter 300-23.B.(40)(h), and
3. variances from Butler Township's Zoning Ordinance, Chapter 300-23.B.(40) mini warehouses and self-storage facilities, subsections (g)(3), (j), (m), (n), and (s).

The property is located at 140 Shockey Lane, Butler, PA (Map & Parcel 21-G3). The Zoning Hearing Board granted the special exception and variances except for the request for a variance to increase the maximum building and storage unit height from 20 feet to 25 feet.

Appeal No. 2022-03 - There has been an appeal filed by Spencer Geibel of Spencer Geibel Funeral Home for the following:

1. a special exception for a crematorium accessory to a funeral home, and
2. a variance from Butler Township's Zoning Ordinance, Chapter 300-23.B.(19)(b) which states that the crematory shall not be located within 500 feet of any existing dwelling.

The property is located along New Castle Road, Butler, PA (Map & Parcel 21-17). The Zoning Hearing Board granted the special exception and variance.

Permit Report

03/30/2022 - 04/26/2022

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20220086	ZONING - Zoning	Installing 6'x200lf. Fence in rear yard	4/26/2022	Lowes Home Improvement	8,500	105 WHITE OAK DR	$30.00
20220083	ASFD - Addition Single Family Dwelling	adding 11x3 breezeway and adding1032sf addition to existing garage	4/22/2022	Freiters Construction	50,000	210 DECATUR DR	$438.00
20220082	AOCC - Application for Occupancy	New Tenant - Sugar Store and More	4/21/2022	Owner as General Contractor	1,000	120 EVANS RD	$165.00
20220078	RSFD - Repair/Remodel Single Family Dwelling	Remove existing 8x16 & 8x10 porch decks and replace	4/20/2022	Homeowner	11,500	4134 CYPRESS ST	$155.00
20220077	SHED ZO - Shed	Removing 8x8 shed and replacing with 10x12	4/20/2022	TUFF SHED INC (HOME DEPOT)	5,000	146 SENECA DR	$30.00
20220076	ASFD - Addition Single Family Dwelling	Enclosing existing 8x9 porch and adding 8'x18' porch roof	4/19/2022	Homeowner	20,000	424 EVANS CITY RD	$155.00
20220074	RSFD - Repair/Remodel Single Family Dwelling	Temporary service 100 apm electrical	4/14/2022	The Villas at Forest Oaks, LP	100	1011 Forest Oaks Drive	$80.00
20220073	GARA - Garage Detached Residential	Adding gas, water,150A electrical and radient heat to accessory structure	4/13/2022	Homeowner	4,500	220 WOODLAWN RD	$155.00
20220071	ZONING - Zoning	Temp sign 30 days	4/11/2022	Owner as General Contractor	200	180 POINT PLZ	$30.00

20220069	ASFD - Addition Single Family Dwelling	Installing 40'x20' inground pool with fence surround	4/8/2022	GOODLIN'S POOLS & SPAS	65,000	221 FERGUSON AVE	$280.00
20220066	ZONING - Zoning	Installing 369 lf of 4' fence	4/6/2022	BLAINE FENCING	12,027	434 SAWMILL RUN RD	$30.00
20220065	NSFD - New Single Family Dwelling	1 story Frame Condo	4/19/2022	Winmer Properties LP	215,000	2204 Cherry Tree Drive	$2,012.00
20220064	NSFD - New Single Family Dwelling	2 story Frame Condo	4/19/2022	Winmer Properties LP	215,000	2203 Cherry Tree Drive	$2,531.00
20220063	NSFD - New Single Family Dwelling	1 story Frame Condo	4/19/2022	Winmer Properties LP	215,000	2202 Cherry Tree Drive	$2,012.00
20220062	NSFD - New Single Family Dwelling	New unit in Quad Style Building	4/19/2022	Winmer Properties LP	215,000	2201 Cherry Tree Drive	$2,836.00
20220061	ASFD - Addition Single Family Dwelling	Adding 46'x28' garage with 19'x40' storage loft and 13'x38' Breezeway/Ramp	4/6/2022	Interstate Builders	207,000	260 VOGEL RD	$753.00
20220060	DEMO - Demolition	Demo Single Family Dwelling along with accessory Bldgs	4/1/2022	Lutterman Excavating	0	107 Sharon Drive	$100.00
20220059	DEMO - Demolition	Demo Single Family Dwelling along with accessory Bldgs	4/1/2022	Lutterman Excavating	10,000	109 Sharon Drive	$100.00
20220058	DEMO - Demolition	Demo two commercial structures on same lot along with accessory Bldgs	4/1/2022	Lutterman Excavating	29,750	250 NEW CASTLE RD	$400.00
20220057	NSFD - New Single Family Dwelling	26.8' x 60' Manufactured home on crawlspace foundation	3/30/2022	Homeowner	1	168 MCCALMONT RD	$395.00
20220056	ASFD - Addition Single Family Dwelling	Installing pool deck attached to existing 412sf	3/30/2022	Homeowner	3,000	129 GREENWOOD DR	$211.00
20220053	SHED ZO - Shed	installing 10x12 shed in side yard	4/5/2022	Pine Creek Structures	6,400	104 CUPPS RD	$30.00

20220046	RCB - Repair/Remodel Commercial Building	Renovate 3 existing apartment units in existing building	4/4/2022	Owner as General Contractor	100,000	570 HANSEN AVE	$745.00
20210358	ZONING - Zoning	Installing 65 lf of 6' & 21 lf of 4' in rear yard	4/21/2022	Homeowner	2,000	308 BELMONT RD	$30.00
20210272	RCB - Repair/Remodel Commercial Building	Home Depot Roof Replacement	4/11/2022	Peck Bros	215,000	400 MORAINE POINTE PLAZA	$1,897.00
20210040	RCB - Repair/Remodel Commercial Building	Walmart Bldg Mounted Flag Pole 20 Ft	4/12/2022		5,000	400 BUTLER COMMONS	$200.00
20210007	ASFD - Addition Single Family Dwelling	Adding 10x16 deck to rear of house	4/21/2022		0	246 WINTERGREEN DR	$225.00
							$16,025.00

Total Records: 27 **4/28/2022**

APRIL 2022 REVENUE
Building/Zoning and Fire

Building/Zoning Permits	$ 16,025.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 52.91
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	$ 400.00
UCC Board of Appeals	$ 0.00
TOTAL	**$ 16,477.91**

Code Summary Report Violation Name

Violation Date01/01/2022 TO 04/30/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Residential	0	0	0	4	0	0	0	0	0	0	0	0	4
Garbage	1	4	2	7	0	0	0	0	0	0	0	0	14
Totals:	**1**	**4**	**2**	**11**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18**

Commercial Occupancy Certificates

March 30, 2022 to April 26, 2022

Jersey Mike's	200 Benevan Square, Ste. 2