Building & Zoning Monthly Report

July 2022

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New Single Family Dwelling
Alhambra Drive

New Single Family Dwelling
Wise Road

Developing and Protecting Our Community

- Planning Activities
- Zoning Activities
- Building Activities
- Code Enforcement 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.

Butler County Community College Addition
College Drive

JULY PLANNING COMMISSION AGENDA ITEMS

Geibel Subdivision – New Castle Road

The referenced Subdivision Plan is located along New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes to consolidate two parcels. Planning Commission recommended to grant final approval of the Geibel Subdivision contingent upon compliance with Senate Engineering Company's letter dated June 29, 2022.

Spencer Geibel Funeral Home – Land Development

The referenced Land Development Plan is located along New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the expansion of the Spencer Geibel Funeral Home. Planning Commission recommended to grant final approval of the Spencer Geibel Funeral Home Land Development contingent upon:

1. Compliance with Senate Engineering Company's letter dated June 29, 2022, #13498,
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

There were no Zoning Hearing Board appeals heard in July.

Permit Report

06/29/2022 - 07/26/2022

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20220186	ZONING - Zoning	4 ft fence in rear property	7/21/2022	Homeowner	500	114 W ROCKENSTEIN AVE	$30.00
20220183	ASFD - Addition Single Family Dwelling	adding 12'x30' deck and 12x4 deck to rear and side of house	7/19/2022	DAVE SEIBERT CONSTRUCTION	18,000	112 ROTHEN AVE	$209.00
20220181	ZONING - Zoning	Installing 90lf of 4' fence in side yard	7/13/2022	Homeowner	0	309 BESSEMER AVE	$30.00
20220178	ASFD - Addition Single Family Dwelling	Installing 18x40 inground pool and176 lf of 4'fence in rear yard	7/12/2022	All Pro Pools	65,000	132 PINECREST CT	$310.00
20220176	ZONING - Zoning	Demo of existing accessory Building	7/11/2022	Owner as General Contractor	200	103 CROSTHWAITE DR	$30.00
20220175	ZONING - Zoning	48"x20' Storable pool in rear yard	7/8/2022	Homeowner	2,000	479 S BENBROOK RD	$35.00
20220173	ASFD - Addition Single Family Dwelling	Installing 10x12 deck with landings and stairs to rear of house	7/11/2022	Enos Miller	10,000	137 Wyncrest Dr.	$155.00
20220172	ASFD - Addition Single Family Dwelling	Installing 16'x14' deck with stairs and landing	7/14/2022	Crissman Construction	8,000	303 MARY BETH DR	$155.00
20220171	AOCC - Application for Occupancy	Gym area improvements to be used for Hotel Hotel Guests only	7/7/2022	Owner as General Contractor	93,515	139 PITTSBURGH RD	$165.00
20220168	ZONING - Zoning	20'x48"storable swimming pool.	7/8/2022	Homeowner	600	270 GRANDVIEW BLVD	$35.00

20220167	ASFD - Addition Single Family Dwelling	Installing 16x20 deck to rear of house	7/6/2022	Homeowner	12,000	2 WOODROW ST	$165.00
20220166	ASFD - Addition Single Family Dwelling	Installing 23.5x17.5 deck around pool	7/18/2022	Jacks of all Trades	8,000	155 HEATHER DR	$161.00
20220165	ZONING - Zoning	12x20 deck less than 30"	7/5/2022	Homeowner	2,500	213 LINHURST AVE	$30.00
20220164	ASFD - Addition Single Family Dwelling	Installing 16'x 19' Deck around pool	7/7/2022	Troy Wrobleski	2,000	334 Garden Ave.	$155.00
20220163	ASFD - Addition Single Family Dwelling	Installing 10x10 roof/awning over existing deck	7/11/2022	Bright Covers	10,772	131 WYNCREST DR	$155.00
20220160	ZONING - Zoning	replacing section fence with new 150 lf	7/25/2022	Safe Surroundings LLC	9,373	317 MAIN ST	$30.00
20220158	NSFD - New Single Family Dwelling	28x58 modular house on basement foundation.	7/15/2022	GEIBEL CONST.	287,000	121 Buttercup	$543.00
20220153	ASFD - Addition Single Family Dwelling	Installing 20x12 roof over patio	6/30/2022	Bright Covers	11,675	230 WYNCREST DR	$155.00
20220152	NICB - New Commercial Building	Brenckle's seasonal sales pavilion	7/25/2022	Owner as General Contractor	20,000	543 EVANS CITY RD	$771.00
20220143	SIGN - Sign	T-Mibile Signs, front and Rear of Bldg	7/11/2022	Pittsburgh Sign & Lighting LLC	7,950	620 BUTLER CROSSING Suite 6	$255.00
20220135	RCB - Repair/Remodel Commercial Building	Replace outdoor concrete steps	7/22/2022	Shuler Concrete	5,000	310 WHITESTOWN VLG	$200.00
20220123	SIGN - Sign	Replacing existing Freestanding Sign	6/30/2022	Wholesale Digital Signs	15,000	205 N DUFFY RD	$295.00
20220004	ZONING - Zoning	Installing 320 lf of 4' fence in side and rear yard	7/11/2022	Homeowner	7,000	125 SILVER DR	$30.00
							$4,099.00

Total Records: 23 **7/27/2022**

JULY 2022 REVENUE
Building & Zoning

Building/Zoning Permits	$	4,099.00
Change of Zoning	$	0.00
Commercial Occupancy Permit	$	0.00
Fines	$	632.36
Land Development	$	0.00
Maps/Copies	$	0.00
Operational Permits	$	0.00
Septic	$	0.00
Subdivision	$	600.00
UCC Board of Appeals	$	0.00
Zoning Certification Letter	$	0.00
Zoning Hearing Board	$	400.00
TOTAL	**$**	**5,731.36**

Code Summary Report Violation Name

Violation Date01/01/2022 TO 07/31/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	0	0	0	0	3	0	0	0	0	0	0	0	3
Construction without a Permit - Residential	0	0	0	4	0	0	0	0	0	0	0	0	4
Garbage	1	4	2	7	6	0	3	0	0	0	0	0	23
Grass Violations	0	0	0	0	10	13	2	0	0	0	0	0	25
Junked or Abandoned Vehicle	0	0	0	0	1	1	1	0	0	0	0	0	3
Non-Domesticated Pets	0	0	0	0	1	1	0	0	0	0	0	0	2
Totals:	**1**	**4**	**2**	**11**	**21**	**15**	**6**	**0**	**0**	**0**	**0**	**0**	**60**

Commercial Occupancy Certificates

June 29, 2022 to July 26, 2022

There were no Commercial Occupancy Certificates issued in July.