Building & Zoning Monthly Report

June 2023

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New Quad Style Single Family Dwelling
Cherry Tree Drive

New Commercial Business
Pittsburgh 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.

New Single Family Dwelling
Longview Drive

JUNE PLANNING COMMISSION AGENDA ITEMS

Highfield Trails 100 Phase 2 Subdivision - Highfield Road

The referenced Subdivision Plan is located along Highfield Road in the R-1 (Single Family Residential) Zoned District. The plan proposes 24 single family lots, a parking easement for Highfield Community Association, and open space on 9.97 acres. Planning Commission recommended to grant final approval of Highfield Trails 100 Phase 2, contingent upon:

1. Compliance with Gateway Engineers' letter dated May 12, 2023,
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

JUNE ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in June.

Permit Report

05/31/2023 - 06/27/2023

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20230207	FCOP - Fire Code Operational	Temporary tent 7/10 to 11/7 (less than 180 days)	6/27/2023	Owner as General Contractor	60	540 FAIRGROUND HILL RD	$165.00
20230200	SHED ZO - Shed	Installing 10x12 shed in rear yard	6/26/2023	Homeowner	2,500	356 NEW CASTLE RD	$30.00
20230197	ZONING - Zoning	Installing 520lf of 4' fence	6/23/2023	FENCE MAINTENANCE SERVICE (DAN)	6,526	201 VICS LN	$30.00
20230194	SHED ZO - Shed	Installing 28x32 Accessory Structure	6/21/2023	Bulldog Garage	51,800	103 BRYSON RD	$30.00
20230193	RSFD - Repair/Remodel Single Family Dwelling	Replace existing damaged front porch and roof	6/22/2023	McFadden Construction LLC	15,000	314 MAIN ST	$155.00
20230189	RSFD - Repair/Remodel Single Family Dwelling	Replacing 8x16 deck on front of house	6/20/2023	Homeowner	2,000	520 SAWMILL RUN RD	$155.00
20230188	AOCC - Application for Occupancy	Seasonal Produce Stand	6/21/2023	Owner as General Contractor	500	174 New castle Road	$165.00
20230187	SHED ZO - Shed	removing apx 10 by 10 accessory bldg and installing new 16 by 16 accessory bldg	6/16/2023	Owner as General Contractor	8,000	233 CRISSWELL RD	$30.00
20230186	SHED ZO - Shed	Remove 10' by 8'1" accessory bldg & replaces with 12' by 24' accessory bldg	6/15/2023	Owner	3,200	481 S EBERHART RD	$30.00
20230177	ZONING - Zoning	Removing above ground Pool and Deck	6/13/2023	Homeowner	100	109 LINSDALE DR	$30.00

20230176	ZONING - Zoning	Fence	6/12/2023	PENN FENCING, INC.	10,519	4409 OAKDALE RD	$30.00
20230175	SHED ZO - Shed	Installing 22x23 accessory structure in rear yard	6/8/2023	Aritzen Landscape Design LLC	30,000	332 SAWMILL RUN RD	$30.00
20230174	AOCC - Application for Occupancy	Physicians Office	6/9/2023	Owner	100	130 GREATER BUTLER MART	$165.00
20230173	ASFD - Addition Single Family Dwelling	Addition to house: 957 living space , 280 sf basement, 676sf garage	6/9/2023	SCOTT MARTIN	403,885	445 PRESTON DR	$1,464.00
20230172	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	6/9/2023	The Villas at Forest Oaks, LP	232,500	1134 Forest Oaks Drive	$2,360.00
20230171	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	6/9/2023	The Villas at Forest Oaks, LP	232,500	1133 Forest Oaks Drive	$2,360.00
20230170	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	6/9/2023	The Villas at Forest Oaks, LP	232,500	1132 Forest Oaks Drive	$2,360.00
20230169	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	6/9/2023	The Villas at Forest Oaks, LP	232,500	1131 Forest Oaks Drive	$2,360.00
20230168	SHED ZO - Shed	Installing 10x16 accessory structure in rear yard	6/5/2023	Homeowner	500	223 OAKVALE BLVD	$30.00
20230167	RSFD - Repair/Remodel Single Family Dwelling	Electrical service upgrade	6/6/2023	Homeowner	800	223 GRANDVIEW BLVD	$100.00
20230165	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	6/9/2023	Ryan Homes	180,047	114 Walk Off Way	$2,234.00

20230163	RSFD - Repair/Remodel Single Family Dwelling	Replacement of existing 8.5x20 porch roof	6/1/2023	Paul Davis Restoration	15,499	825 E JEFFERSON ST	$105.00
20230156	SIGN - Sign	Wall SIgn	6/23/2023	Atlas Signs	8,140	120 ALAMEDA PLZ	$155.00
20230155	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	6/9/2023	Ryan Homes	186,546	124 JEROME DRIVE	$2,170.00
20230154	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	6/9/2023	Ryan Homes	195,520	128 JEROME DRIVE	$2,381.00
20230153	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	6/9/2023	Ryan Homes	210,070	132 JEROME DRIVE	$2,726.00
20230152	RSFD - Repair/Remodel Single Family Dwelling	200a service upgrade	6/19/2023	Homeowner	1,800	4356 S HIGHLAND AVE	$100.00
20230151	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	6/9/2023	Ryan Homes	184,884	104 WALK OFF WAY	$2,170.00
20230149	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	6/9/2023	Ryan Homes	209,293	106 WALK OFF WAY	$2,724.00
20230148	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	6/9/2023	Ryan Homes	179,945	108 WALK OFF WAY	$2,170.00
20230147	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	6/9/2023	Ryan Homes	183,893	110 WALK OFF WAY	$2,170.00

20230146	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	6/9/2023	Ryan Homes	164,206	124 WALK OFF WAY	$1,853.00
20230145	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 5 bedroom, 3 baths.	6/9/2023	Ryan Homes	232,872	117 WALK OFF WAY	$3,136.00
20230144	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	6/9/2023	Ryan Homes	169,039	116 WALK OFF WAY	$1,748.00
20230143	NSFD - New Single Family Dwelling	3.5 bath, 3 bedroom single family dwelling	6/14/2023	Manning Construction Co. Inc	590,000	123 LONGVIEW DR	$3,630.00
20230140	RCB - Repair/Remodel Commercial Building	change of use to Used Car Sales	6/22/2023	Owner as General Contractor	25,000	120 ALAMEDA PLZ	$2,084.00
20230139	RSFD - Repair/Remodel Single Family Dwelling	Electrical service inspection, damaged meter socket	6/2/2023	Homeowner	250	206 BESSEMER AVE	$100.00
20230135	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	6/9/2023	Ryan Homes	189,791	112 WALK OFF WAY	$2,378.00
20230134	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	6/9/2023	Ryan Homes	190,911	118 WALK OFF WAY	$2,378.00
20230131	RCB - Repair/Remodel Commercial Building	sink Install and electrical improvements.	6/14/2023	Owner as General Contractor	2,500	298 MERIDIAN RD	$315.00
20230115	RCB - Repair/Remodel Commercial Building	Bark of Town Pet Salon Remodel	6/22/2023	2BN Contracting	40,000	300 MERIDIAN ROAD	$249.00

20230112	NSFD - New Single Family Dwelling	Single family dwelling. 3.5 bath 3 bedroom	6/6/2023	SCOTT MARTIN	450,000	107 Afton Dr	$3,900.00
20230072	SIGN - Sign	Health Markets Signage plan 4 2023 resubmittal	6/6/2023	CLASSIC SIGN & GRAPHICS	4,500	614 MORAINE POINTE PLZ	$150.00
20230068	RCB - Repair/Remodel Commercial Building	dr crawford interior renovations	6/12/2023	DAVE SEIBERT CONSTRUCTION	18,000	164 POINT PLAZA	$365.00
20230058	NICB - New Commercial Building	Alameda Park Comfort Station #5 flush system	6/16/2023	Owner as General Contractor	75,000	184 ALAMEDA PARK RD	$104.00
20230057	NICB - New Commercial Building	Alameda Park Comfort Station #4	6/16/2023	Owner as General Contractor	55,000	184 ALAMEDA PARK RD	$104.00
20230056	NICB - New Commercial Building	Alameda Park Comfort Station #3	6/16/2023	Owner as General Contractor	55,000	184 ALAMEDA PARK RD	$104.00
20230055	NICB - New Commercial Building	Alameda Park Comfort Station #2	6/16/2023	Owner as General Contractor	55,000	184 ALAMEDA PARK RD	$104.00
20230054	NICB - New Commercial Building	Alameda Park Comfort Station #1	6/16/2023	Owner as General Contractor	55,000	184 ALAMEDA PARK RD	$104.00
							$53,990.00

Total Records: 49 **6/28/2023**

JUNE 2023 REVENUE
Building & Zoning

Building/Zoning Permits	$ 53,825.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 150.00
Land Development	$ 0.00
Maps/Copies	$ 0.00
Operational Permits	$ 165.00
Septic	$ 0.00
Subdivision	$ 400.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 54,540.00**

Code Summary Report Violation Name

Violation Date01/01/2023 TO 06/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	0	0	0	0	2	0	0	0	0	0	0	0	2
Construction without a Permit - Commercial	1	0	0	0	0	0	0	0	0	0	0	0	1
Construction without a Permit - Fence	1	0	0	0	0	0	0	0	0	0	0	0	1
Construction without a Permit - Residential	0	0	0	1	0	0	0	0	0	0	0	0	1
Garbage	7	3	3	1	2	1	0	0	0	0	0	0	17
Grass Violations	0	0	0	0	11	4	0	0	0	0	0	0	15
Junked or Abandoned Vehicle	1	0	0	0	0	1	0	0	0	0	0	0	2
Non-Domesticated Pets	0	0	0	1	0	1	0	0	0	0	0	0	2
Totals:	**10**	**3**	**3**	**3**	**15**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**41**

Commercial Occupancy Certificates

May 31, 2023 to June 27, 2023

Meridian Quick Mart	298 Meridian Road
Supercuts	200 Benevan Square, Ste.1