Building & Zoning Monthly Report

May 2023

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New Business
New Castle Road

New Business
Greater Butler Mart

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 Development
Highfield Road

MAY PLANNING COMMISSION AGENDA ITEMS

Gray Subdivision - Old Plank Road

The referenced Subdivision Plan is located on Old Plank Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a lot into Lot 1 and Lot 2. Planning Commission recommended to grant a modification for odd shaped lot and final approval contingent upon:

1. The garbage enclosure being razed,
2. Executing an agreement approved by the Township Solicitor that the garage is to be demolished if a Single-Family Dwelling is not built on the lot within two years of the date of approval of the plan, and
3. Approval from the Butler Area Sewer Authority

Quick Care Medical Complex Land Development - Hindman Road

The referenced Land Development Plan is located on Hindman Road in the C-1 (General Commercial) Zoned District. The plan proposes the construction of a new 5,290 SF medical office building, parking area, stormwater controls and associated site improvements. Planning Commission recommended to grant final approval contingent upon:

1. Compliance with Gateway Engineers' letter dated April 20, 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

MAY ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in May.

Permit Report

04/26/2023 - 05/30/2023

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20230162	ASFD - Addition Single Family Dwelling	Removing existing 12x14 deck placing with 12x14 deck with roof	5/30/2023	Appel Contracting	30,000	212 N BOUNDARY ST	$155.00
20230161	ZONING - Zoning	Instaling 600 lf of 5' fence in rear yard	5/26/2023	Homeowner	1	630 S BENBROOK RD	$30.00
20230160	AOCC - Application for Occupancy	Rooms 218-293	5/26/2023	Owner as General Contractor	1,000	139 PITTSBURGH RD	$165.00
20230157	ASFD - Addition Single Family Dwelling	Installing 12x16 deck with roof and 350 lf of 6'fence	5/25/2023	Homeowner	20,000	4119 HIGHLAND AVE	$209.00
20230150	SHED ZO - Shed	Installing 12x24 accessory Structure in rear yard	5/24/2023	Homeowner	1	216 RURAL DR	$30.00
20230142	ASFD - Addition Single Family Dwelling	Installing 12x16 deck with steps and 4x6 landing	5/26/2023	Doug Mechak	15,000	207 RURAL DR	$155.00
20230141	ZONING - Zoning	Installing 124sf of 4' fence in side and rear yard	5/23/2023	PENN FENCING, INC.	5,656	239 TEAKWOOD RD	$30.00
20230138	SHED ZO - Shed	Replacing 6x8 shed with 10x10 shed	5/23/2023	Pine Creek Structures	3,500	206 HOME AVE	$30.00
20230137	SHED ZO - Shed	Installing 10x20 Shed in rear yard	5/19/2023	Old Hickory Buildings	5,942	416 S. Eberhart Rd	$30.00

20230136	ASFD - Addition Single Family Dwelling	Installing 52'x30' Above ground pool	5/22/2023	Homeowner	2,650	479 S EBERHART RD	$185.00
20230133	ZONING - Zoning	Installing 16x16 deck less than 30"in height and replacing 4' fence with 6' fence	5/30/2023	Homeowner	3,300	110 GERMAINE RD	$30.00
20230130	ASFD - Addition Single Family Dwelling	Installing 12x16 Deck with landing and stairs	5/18/2023	Homeowner	5,500	121 Buttercup Rd.	$155.00
20230128	FCOP - Fire Code Operational	Mobile Food Vendor Sale May 17 thru May 21 and May 24 thru May 28	5/17/2023		100	100 190 ALAMEDA PLZ	$465.00
20230127	SHED ZO - Shed	Installing 14x20 Shed in rear yard	5/15/2023	RICH RHODES	9,700	301 TRANQUIL AVE	$30.00
20230126	ASFD - Addition Single Family Dwelling	installing 14 x 30 inground pool & 140 lf of 4' fence in rear yard	5/18/2023	Pristine Pools	100,000	141 HAVERFORD DR	$310.00
20230125	SHED ZO - Shed	Installing 12x20 accessory structure in rear yard	5/12/2023	Homeowner	4,000	103 THORNWOOD DR	$30.00
20230124	ZONING - Zoning	Fence in rear yard	5/12/2023	Homeowner	3,500	208 EDGEWOOD RD	$30.00
20230123	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	5/15/2023	The Villas at Forest Oaks, LP	232,500	1114 Forest Oaks Drive	$2,360.00
20230122	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	5/15/2023	The Villas at Forest Oaks, LP	232,500	1113 Forest Oaks Drive	$2,360.00
20230121	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2	5/15/2023	The Villas at Forest Oaks, LP	232,500	1112 Forest Oaks Drive	$2,360.00

		bedrooms, 2 bath					
20230120	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	5/15/2023	The Villas at Forest Oaks, LP	232,500	1111 Forest Oaks Drive	$2,360.00
20230119	ZONING - Zoning	Replacing frnce and adding fence in rear yard 50lf	5/11/2023	C.A. Creiser Construction	1	123 CRESTVIEW DR	$30.00
20230118	ZONING - Zoning	Installing 261lf of 4' fence in rear yard	5/11/2023	BLAINE FENCING	10,473	130 ROBERTA ST	$30.00
20230117	SHED ZO - Shed	installing 12x24 shed in rear yard	5/10/2023	Homeowner	10,473	434 SAWMILL RUN RD	$30.00
20230116	ZONING - Zoning	6 Ft fence rear yard	5/10/2023	Homeowner	100	174 WESTWOOD MNR	$30.00
20230114	ASFD - Addition Single Family Dwelling	Adding 8x13 porch and roof on front of house	5/10/2023	Homeowner	3,500	128 BON AIRE DR	$155.00
20230113	ASFD - Addition Single Family Dwelling	Installing 15x15 patio with roof in rear yard	5/10/2023	Homeowner	15,000	128 MAPLE GROVE DR	$117.00
20230111	ZONING - Zoning	Installing 180 lf of 6' fence in rear yard	5/5/2023	BLAINE FENCING	13,400	107 GREENHILL DR	$30.00
20230110	ASFD - Addition Single Family Dwelling	Installing 15x22 deck on side of house	5/5/2023	Homeowner	11,000	501 MERIDIAN RD	$170.00
20230108	SIGN - Sign	County of Butler Sign Permit	5/18/2023	SIGNS BY RICK INC	40,000	215 N DUFFY RD	$375.00
20230107	ASFD - Addition Single Family Dwelling	Installation of roof mounted solar array	5/26/2023	365 Solar Energy	21,922	106 BELLEFIELD DR	$210.00
20230106	AOCC - Application for Occupancy	Tobacco World Application For Occupancy	5/3/2023		500	105 South Duffy Road	$165.00

20230105	NSFD - New Single Family Dwelling	1504sf living space, 1504sf basement, 240 front porch	5/10/2023	Triple Threat Contracting	400,000	108 Candleford Ct.	$2,292.00
20230103	ZONING - Zoning	Installing 16x19 deck less than 30" in height to rear of house.	5/3/2023	Lawhorne Home Improvements	19,000	214 Wyncrest Dr	$30.00
20230100	ZONING - Zoning	Installing 11x13.5 accessory structure in rear yard	5/4/2023	Homeowner	1,700	1001 DORAL DR	$30.00
20230099	ZONING - Zoning	2 temporary Banners Thirty Day period	4/28/2023		300	180 POINT PLZ	$60.00
20230095	AOCC - Application for Occupancy	Application For Occupancy _ PennDOT Office	4/26/2023		100	540 EVANS CITY RD	$165.00
20230094	ZONING - Zoning	Instaing 190 lf of 6' fence in rear yard	4/27/2023	Homeowner	1	206 PENN AVE	$30.00
20230084	NSFD - New Single Family Dwelling	1 bedroom 2 full bath single family dwelling.	5/19/2023	R.E.Erdley & Sons Custom Home Builders LLC	175,000	416 S. Eberhart Rd	$1,442.00
20230076	RCB - Repair/Remodel Commercial Building	Piers gates at Outdoor Entertainment Area	5/26/2023	Owner	4,000	540 FAIRGROUND HILL RD	$185.00
20230075	ZONING - Zoning	Installing 118lf of fence in rear yard.	4/26/2023	FENCE MAINTENANCE SERVICE (DAN)	3,300	207 BARTLEY AVE	$30.00
20230052	RCB - Repair/Remodel Commercial Building	Install two vertical wheelchair platform lifts	5/2/2023	Spodek Rupp Fiore	100,000	139 PITTSBURGH RD	$365.00
20230042	SIGN - Sign	Taco Bell sign plan	5/30/2023	Bartlett Signs	780,000	125 Pittsburgh Road	$810.00
20230039	NICB - New Commercial Building	Top Tier FCU new commercial construction	4/27/2023	CCS Renovations. INC	980,000	170 NEW CASTLE RD	$3,530.00

20230036	NSFD - New Single Family Dwelling	New Single Family Dwelling: 4 bedroom , 3 bathroom	5/24/2023	D.R. Horton	171,000	129 WINTERWOOD DR	$3,551.00
20230035	NSFD - New Single Family Dwelling	New Single Family Dwelling: 1297 sf living Spac, 413 Garaage & 1297 Basement	5/24/2023	D.R. Horton	171,000	127 WINTERWOOD DR	$1,812.00
20230034	NSFD - New Single Family Dwelling	4 bedroom, 3 bathroom	5/24/2023	D.R. Horton	171,000	125 WINTERWOOD DR	$3,551.00
20230033	NSFD - New Single Family Dwelling	3 bedroom, 2 bath	5/18/2023	D.R. Horton	171,000	123 WINTERWOOD DR	$1,812.00
20230019	SIGN - Sign	Speedy Furniture Wall sign replacement	5/10/2023	CLASSIC SIGN & GRAPHICS	12,000	250 MORAINE POINTE PLZ	$190.00
20230013	RCB - Repair/Remodel Commercial Building	Tropical Smoothie Cafe buildout	4/26/2023	all jobs construction llc	250,000	200 Benevan Square Suite 3	$413.00
							$33,149.00

Total Records: 50 **6/12/2023**

MAY 2023 REVENUE
Building & Zoning

Building/Zoning Permits	$ 33,149.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 100.00
Land Development	$ 0.00
Maps/Copies	$ 0.00
Operational Permits	$ 0.00
Septic	$ 0.00
Subdivision	$ 1,250.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 800.00
TOTAL	**$ 35,299.00**

Code Summary Report Violation Name

Violation Date01/01/2023 TO 05/31/2023

	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	0	0	0	0	0	0	0	16
Grass Violations	0	0	0	0	11	0	0	0	0	0	0	0	11
Junked or Abandoned Vehicle	1	0	0	0	0	0	0	0	0	0	0	0	1
Non-Domesticated Pets	0	0	0	1	0	0	0	0	0	0	0	0	1
Totals:	**10**	**3**	**3**	**3**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**34**

Commercial Occupancy Certificates

April 26, 2023 to May 30, 2023

There were no new Commercial Occupancy Certificates issued in May.