Building & Zoning Monthly Report

July 2023

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New Single Family Dwelling
South Eberhart Road

New Single Family Dwelling
Afton Drive

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
Forest Oaks Drive

JULY PLANNING COMMISSION AGENDA ITEMS

Hughes Subdivision - Clark Avenue
The referenced Subdivision Plan is located along Clark Avenue in the R-1 (Single Family Residential) Zoned District. The plan proposes a lot line revision. Planning Commission recommended to grant final approval of the Hughes Subdivision.

Summer Lake Pre-application - Saxonburg Road
The property is located in the A-1 (Agricultural) Zoned District. The plan proposes to subdivide a parcel into six lots.

Summer Wind Pre-application - Old Plank Road
The property is located in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a lot into three lots.

JULY ZONING HEARING BOARD APPEALS

Appeal No. 2023-01 - There was an appeal filed by Tyler Noto for a Special Exception for a private garage larger than 1,200 square feet in combined gross floor area and Variances to Butler Township's Codified Ordinance, Chapter 300-22.C.(7)(a) & (e) regarding accessory structure height and the permitted number of accessory structures. The property owners are Nancy Campbell and Kelly Noto. The property is located at 171 North Eberhart Road, Butler, PA (Tax Map Number 056-10-11-0000). The Zoning Hearing Board granted the special exception to build a private garage in excess of 1,200 square feet. They also granted a variance of up to 1 foot from the maximum building height requirement of the Ordinance, and a variance to allow an additional accessory structure on the property.

Appeal No. 2023-02 - There was an appeal filed by James Spurk for Variances to Butler Township's Codified Ordinance, Chapter 300-22.C.(7)(b) & (j) regarding accessory structure location and setbacks. The property is located at 411 Penn Avenue, Lyndora, PA (Tax Map Number 052-37-A193-0000). The Zoning Hearing Board granted the applicant the variances requested to construct a private garage not to exceed 1,000 square feet in front of his home and up to his property line with Penn Avenue.

Permit Report

06/28/2023 - 07/25/2023

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20230236	SIGN - Sign	McDonalds Site signage Two temp banners	7/25/2023	BUSINESS EXPRESSIONS	300	500 GREATER BUTLER MART	$60.00
20230235	DEMO - Demolition	Demolishing 12x16 accessory structure	7/24/2023	Homeowner	1	411 PENN AVE	$30.00
20230234	DEMO - Demolition	Removing existing Mobile Home on Foundation with intent to rebuild a 2 piece Modular Home and utilize existing foundation if structurally sound	7/24/2023	EAGAL LLOYD & MELISSA	9,200	120 POWDER MILL RUN RD	$105.00
20230233	DEMO - Demolition	Demolition of Single Family Dwelling and Accessory Bldg	7/24/2023	ALLEN SMALLWOOD	15,000	315 S EBERHART RD	$105.00
20230231	ASFD - Addition Single Family Dwelling	Installing 12x18 deck with stairs and landing	7/21/2023	Homeowner	2,000	308 HOME AVE	$155.00
20230230	DEMO - Demolition	Demolition of Single Family Dwelling	7/20/2023	Owner as General Contractor	6,000	371 WHITESTOWN RD	$105.00
20230226	ZONING - Zoning	Installing 101lf of 4' fence and 47' of 6' fence	7/17/2023	Homeowner	1,000	303 PENN AVE	$30.00

20230225	ZONING - Zoning	4 ft chain link	7/17/2023	PENN FENCING, INC.	5,100	914 E PEARL ST EXT	$30.00
20230224	ASFD - Addition Single Family Dwelling	Installing 52'x30' Above ground pool	7/17/2023	Homeowner	5,000	479 S EBERHART RD	$155.00
20230221	ASFD - Addition Single Family Dwelling	Installing 16x28 deck with 20x16 roof	7/13/2023	Ground Up Builders	26,000	100 CAMELOT DR	$389.00
20230220	ZONING - Zoning	Temporary banner 2-(30) day periods	7/10/2023		400	298 MERIDIAN RD	$60.00
20230219	SHED ZO - Shed	Installing 12x16 shed in rear yard	7/12/2023	Homeowner	3,000	11 RANDOLPH ST	$30.00
20230218	ASFD - Addition Single Family Dwelling	Install 8x16 & 4x6 decks with awnings.	7/10/2023	Altmire Construction	17,250	356 NEW CASTLE RD	$155.00
20230217	SHED ZO - Shed	Removing 10x12 shed and replacing with 8x10	7/10/2023	Homeowner	1	213 HIGHFIELD RD	$30.00
20230216	SHED ZO - Shed	Installing 12x17 shed in rear yard	7/6/2023	Homeowner	3,500	588 S BENBROOK RD	$30.00
20230214	SHED ZO - Shed	Installing 16x24 Shed in rear yard	6/29/2023	Homeowner	4,500	116 CHARLES DR	$30.00
20230213	ASFD - Addition Single Family Dwelling	adding 16x28 sun room over existing garage & adding 11x24 roof over existing porch	6/30/2023	Homeowner	6,500	212 BARTLEY AVE	$586.00
20230212	ZONING - Zoning	Installing 285 lf of 4' fence in front and rear yards	6/28/2023	LOWE'S	12,281	106 ELIZABETH DR	$30.00
20230211	ZONING - Zoning	Installing 37' of 6' and 46'	6/28/2023	PENN FENCING, INC.	9,000	122 CRESTVIEW DR	$30.00

		of 5' fence in rear yard					
20230209	FCOP - Fire Code Operational	Temporary Firework Sales June 29th 2023 thru July 5th, 2023.	6/29/2023		100	400 BUTLER COMMONS	$200.00
20230208	RSFD - Repair/Remodel Single Family Dwelling	Replace 6x6 deck/landing and stairs	6/29/2023	Lowes Home Improvement	3,000	254 N BOUNDARY ST	$105.00
20230206	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	7/17/2023	Ryan Homes	196,609	105 Jerome Drive	$2,113.00
20230205	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	7/17/2023	Ryan Homes	186,497	116 Jerome Drive	$2,170.00
20230204	ASFD - Addition Single Family Dwelling	Installing 33x12 Deck on rear of house	6/28/2023	Homeowner	10,500	103 HAMPTON CT	$203.00
20230203	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	7/17/2023	Ryan Homes	164,206	126 Jerome Drive	$2,170.00
20230202	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	7/17/2023	Ryan Homes	192,559	107 Walk Off Way	$2,114.00
20230201	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	7/17/2023	Ryan Homes	164,206	101 Walk Off Way	$2,169.00
20230199	NSFD - New Single Family Dwelling	3 bedroom 2 bath single family dwelling	7/24/2023	D.R. Horton	171,000	121 Winterwood Drive	$1,812.00

20230198	ASFD - Addition Single Family Dwelling	16x24 deck with stairs and landing	6/28/2023	Don Mahan	16,500	114 HEATHER DR	$221.00
20230192	FCOP - Fire Code Operational	Lowrie Place Car Cruise July 22th Noon to 4pm.	7/12/2023		10	100 STIRLING VILLAGE	$100.00
20230191	AOCC - Application for Occupancy	Halloween Superstore	7/25/2023	High Tech Sign	1,000	172 POINT PLAZA	$60.00
20230190	AOCC - Application for Occupancy	Halloween Superstore	7/25/2023	Owner as General Contractor	1,000	172 POINT PLAZA	$165.00
20230185	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	7/17/2023	Ryan Homes	179,249	118 Jerome Drive	$2,379.00
20230183	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	7/17/2023	Ryan Homes	179,249	122 Walk Off Way	$1,912.00
20230182	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	7/17/2023	Ryan Homes	179,249	102 Walk Off Way	$2,378.00
20230181	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	7/17/2023	Ryan Homes	179,249	134 Jerome Drive	$2,170.00
20230180	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	7/17/2023	Ryan Homes	210,070	120 Jerome Drive	$2,168.00
20230179	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	7/17/2023	Ryan Homes	210,070	114 Jerome Drive	$2,379.00

20230178	RCB - Repair/Remodel Commercial Building	Highfield Hall roof over existing stair	7/12/2023	Two Guns Construction	5,000	229 HIGHFIELD RD	$205.00
20230164	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 5 bedroom, 3 baths.	7/3/2023	Ryan Homes	215,866	122 Jerome Dr	$3,151.00
20230158	SIGN - Sign	20 ft freestanding sign	7/19/2023	Sekula Signs	27,200	220 NEW CASTLE RD	$375.00
20230129	RCB - Repair/Remodel Commercial Building	Fairfield Inn Sprinkler renovation	7/17/2023	S.A Comunale Co., Inc	22,500	200 FAIRFIELD LN	$265.00
							$33,129.00

Total Records: 42 **7/26/2023**

JULY 2023 REVENUE
Building & Zoning

Building/Zoning Permits	$ 32,829.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 105.21
Land Development	$ 0.00
Maps/Copies	$ 0.00
Operational Permits	$ 300.00
Septic	$ 0.00
Subdivision	$ 400.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 800.00
TOTAL	**$ 34,434.21**

Code Summary Report Violation Name

Violation Date01/01/2023 TO 07/31/2023

	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	1	0	0	0	0	0	3
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	2	0	0	0	0	0	19
Grass Violations	0	0	0	0	11	4	6	0	0	0	0	0	21
Junked or Abandoned Vehicle	1	0	0	0	0	1	1	0	0	0	0	0	3
Non-Domesticated Pets	0	0	0	1	0	1	0	0	0	0	0	0	2
Totals:	**10**	**3**	**3**	**3**	**15**	**7**	**10**	**0**	**0**	**0**	**0**	**0**	**51**

Commercial Occupancy Certificates

June 28, 2023 to July 25, 2023

McDonald's	500 Greater Butler Mart