# Building & Zoning Monthly Report

**August 2023**

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New Single Family Dwelling
Highfield Trails

New Single Family Dwelling
Forest Oaks

## 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 Carwash
New Castle Road

# AUGUST PLANNING COMMISSION AGENDA ITEMS

**Ward Subdivision - Old Plank Road**
The referenced Subdivision Plan is located along Old Plank Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to consolidate two parcels. Planning Commission recommended granting final approval of the Ward Subdivision.

**Dankovich / Maticic Subdivision - Vogel Road / Randy Drive**
The referenced Subdivision Plan is located along Vogel Road and Randy Drive in the R-1 (Single Family Residential) Zoned District. The plan proposes lot line revisions. Planning Commission recommended granting final approval of the Dankovich / Maticic Subdivision.

# AUGUST ZONING HEARING BOARD APPEALS

**Appeal No. 2023-03** - An appeal was filed by Kathy Huff for a variance to Butler Township's Codified Ordinance, Chapter 158-4.B. Driveways built on or after effective date of article. The property is located at 117 Holland Drive, Butler, PA (Tax Map Number 051-54-C25-0000). The Zoning Hearing Board granted the applicant's request for a variance from the 600-foot road frontage requirement to construct a second driveway to the side of her home.

**Appeal No. 2023-04** - An appeal was filed by Ryan Haller with Crossfit Recreate for a special exception for a comparable use not specifically listed. The property owner is Family Bowlaway, Inc. The property is located at 540 Fairground Hill Road, Butler, PA (Tax Map Number 056-21-15D-0000). The Zoning Hearing Board granted the applicant's request for a special exception to operate a health club at the subject property.

# Permit Report

**07/26/2023 - 08/29/2023**

| Permit # | Permit Type | Description | Issued Date | Primary Contractor | Project Cost | Parcel Address | Total Fees |
|---|---|---|---|---|---|---|---|
| 20230270 | ZONING - Zoning | Installing 264 lf. of 6' fence in rear yard | 8/29/2023 | BLAINE FENCING | 9,240 | 102 DAVID DR | $30.00 |
| 20230269 | DEMO - Demolition | Demolition of 23'x17' accessory structure | 8/28/2023 | Flatt Home Improvement | 1,000 | 251 HOME AVE | $30.00 |
| 20230267 | ZONING - Zoning | 4 ft fence in rear yard | 8/25/2023 | PENN FENCING, INC. | 9,523 | 127 WESTWOOD MNR | $30.00 |
| 20230265 | FCOP - Fire Code Operational | Brenckle's will be hosting a community fair type event including craft vendors, face painting, food/beverage companies and selling produce from the greenhouse. | 8/25/2023 | | 0 | 543 EVANS CITY RD | $100.00 |
| 20230264 | ZONING - Zoning | Installing 210' of 4 ' fence in side and rear yards | 8/24/2023 | BLAINE FENCING | 8,200 | 711 MERCER RD | $30.00 |
| 20230263 | NSFD - New Single Family Dwelling | Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath | 8/24/2023 | The Villas at Forest Oaks, LP | 232,500 | 1154 Forest Oaks Drive | $2,360.00 |
| 20230262 | NSFD - New Single Family Dwelling | Canterbury, One Story Quad Unit, 2 | 8/24/2023 | The Villas at Forest Oaks, LP | 232,500 | 1153 Forest Oaks Drive | $2,360.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | bedrooms, 2 bath | | | | | |
| 20230261 | NSFD - New Single Family Dwelling | Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath | 8/24/2023 | The Villas at Forest Oaks, LP | 232,500 | 1152 Forest Oaks Drive | $2,360.00 |
| 20230260 | NSFD - New Single Family Dwelling | Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath | 8/24/2023 | The Villas at Forest Oaks, LP | 232,500 | 1151 Forest Oaks Drive | $2,360.00 |
| 20230259 | ZONING - Zoning | Installing 168 lf of 6' Fence in side yard | 8/22/2023 | Lowes Home Improvement | 9,900 | 301 TRANQUIL AVE | $30.00 |
| 20230258 | DEMO - Demolition | Demo first 50 ft of Building, including office space destroyed by Fire | 8/23/2023 | Owner as General Contractor | 20,000 | 140 SHOCKEY LN | $205.00 |
| 20230257 | GRAD - Grading | Grading and Infrastructure consistent as approved with Highfield Trails Phase 2 plan as approved | 8/22/2023 | Mark Mashuda Excavating, LLC | 440,000 | 565 South Duffy Road | $100.00 |
| 20230255 | ASFD - Addition Single Family Dwelling | 12x25 addition to rear of house single story crawl space | 8/22/2023 | Dan Green | 15,000 | 105 BRYSON RD | $383.00 |
| 20230254 | FCOP - Fire Code Operational | Ace Hardware Car Cruise August 19, 2023 Noon to 4pm. | 8/19/2023 | | 10 | 260 GREATER BUTLER MART | $100.00 |
| 20230253 | SHED ZO - Shed | Installing 14x24 Accessory Structure | 8/16/2023 | WEAVER BARNS LTD | 9,700 | 221 FERGUSON AVE | $30.00 |
| 20230252 | ASFD - Addition Single Family Dwelling | installing multi level 24'x11' deck on rear of house | 8/15/2023 | Homeowner | 6,500 | 236 Wyncrest Dr. | $155.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 20230251 | ZONING - Zoning | Installing 253 lf of 6' fence in rear yard | 8/15/2023 | Homeowner | 3,500 | 112 CREVAR DR | $30.00 |
| 20230247 | ZONING - Zoning | Installing 360 lf of 5' fence in rear yard | 8/11/2023 | Homeowner | 6,000 | 117 N EBERHART RD | $30.00 |
| 20230246 | ACB - Addition Commercial Building | Walk In Freezer with Breezeway attachment | 8/28/2023 | Owner as General Contractor | 4,500 | 150 LEGION MEMORIAL LN | $205.00 |
| 20230245 | ASFD - Addition Single Family Dwelling | 254 sf addition to single family dwelling. Repair damaged roof structure. | 8/8/2023 | Homeowner | 55,000 | 462 S EBERHART RD | $437.00 |
| 20230243 | ZONING - Zoning | Installing 274 lf of 6' fence in rear yard | 8/3/2023 | Homeowner | 5,000 | 4114 HIGHLAND AVE | $30.00 |
| 20230242 | ASFD - Addition Single Family Dwelling | Installing Whole house generator and transfer switch | 8/7/2023 | Generator Super Center | 11,900 | 103 WILLOW WOOD DR | $130.00 |
| 20230241 | DEMO - Demolition | Demolition of single family Dwelling | 8/1/2023 | Homeowner | 1 | 578 MERCER RD | $105.00 |
| 20230240 | ASFD - Addition Single Family Dwelling | Installing 20x40 inground with ASTM safety cover | 8/1/2023 | Foster Pools | 80,000 | 448 PRESTON DR | $280.00 |
| 20230238 | RSFD - Repair/Remodel Single Family Dwelling | Replacing 14.5' x 24' deck | 7/27/2023 | Homeowner | 8,000 | 112 BARTLEY AVE | $179.00 |
| 20230237 | ZONING - Zoning | Installing 769 lf of 5' fence | 7/26/2023 | Corilo Home Solutions LLC | 21,250 | 210 MECHLING DR | $30.00 |
| 20230232 | SHED BLD - Sheds 1000 SQ FT and Over | Installing 10x10 Shed in rear yard | 7/28/2023 | Pine Creek Structures | 5,254 | 128 MORNINGSIDE DR | $30.00 |
| 20230229 | RCB - Repair/Remodel Commercial Building | Instal Steel Roof over existing | 8/8/2023 | Owner as General Contractor | 3,000 | 1130 N MAIN ST EXT | $205.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 20230228 | NSFD - New Single Family Dwelling | New Single Family Dwelling. 1 story, 3 bedroom, 2 baths. | 8/7/2023 | Ryan Homes | 179,249 | 130 Jerome Dr | $2,114.00 |
| 20230227 | NSFD - New Single Family Dwelling | New Single Family Dwelling. 1 story, 3 bedroom, 2 baths. | 8/7/2023 | Ryan Homes | 197,722 | 105 Walk off Way | $2,170.00 |
| 20230223 | SIGN - Sign | Supercuts Signage | 8/10/2023 | Shamrock signs | 2,500 | 200 Benevan Square Suite 1 | $150.00 |
| 20230215 | ZONING - Zoning | Taco Bell Temporary Banner 30 day | 7/27/2023 | | 100 | 125 Pittsburgh Road | $30.00 |
| 20230196 | SIGN - Sign | Yinz Binz Signage | 8/9/2023 | ACCEL SIGN GROUP INC | 37,000 | 210 GREATER BUTLER MART | $190.00 |
| 20230195 | SIGN - Sign | Fairfield Inn Signage upgrade | 8/3/2023 | CUSTOM SIGNS INC | 0 | 200 FAIRFIELD LN | $190.00 |
| 20230184 | NSFD - New Single Family Dwelling | New Single Family Dwelling. 1 story, 3 bedroom, 2 baths. | 8/7/2023 | Ryan Homes | 179,249 | 110 Jerome Drive | $2,170.00 |
| 20230159 | AOCC - Application for Occupancy | Fishing Tackle - closeouts | 8/7/2023 | | 100 | 14 CHESAPEAKE ST | $165.00 |
| | | | | | | | **$19,533.00** |

**Total Records: 36** **8/31/2023**

# AUGUST 2023 REVENUE
## Building & Zoning

| | |
|---|---|
| Building/Zoning Permits | $ 19,433.00 |
| Change of Zoning | $ 0.00 |
| Commercial Occupancy Permit | $ 0.00 |
| Fines | $ 439.30 |
| Land Development | $ 1,500.00 |
| Maps/Copies | $ 0.00 |
| Operational Permits | $ 100.00 |
| Septic | $ 0.00 |
| Subdivision | $ 850.00 |
| UCC Board of Appeals | $ 0.00 |
| Zoning Certification Letter | $ 0.00 |
| Zoning Hearing Board | $ 800.00 |
| | |
| **TOTAL** | **$ 23,122.30** |

# Code Summary Report Violation Name

## Violation Date01/01/2023 TO 08/31/2023

| | 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 | 1 | 0 | 0 | 0 | 0 | 2 |
| 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 | 5 | 0 | 0 | 0 | 0 | 24 |
| Grass Violations | 0 | 0 | 0 | 0 | 11 | 4 | 6 | 4 | 0 | 0 | 0 | 0 | 25 |
| Junked or Abandoned Vehicle | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 3 | 0 | 0 | 0 | 0 | 6 |
| Kennel | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Non-Domesticated Pets | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Totals:** | **10** | **3** | **3** | **3** | **15** | **7** | **10** | **14** | **0** | **0** | **0** | **0** | **65** |

## Commercial Occupancy Certificates

July 26, 2023 to August 29, 2023

| | |
|---|---|
| Spirit Halloween | 172 Point Plaza |
| RMS Motors | 120 Alameda Plaza |
| Tropical Smoothie | 200 Benevan Square, Ste. 3 |
| Taco Bell | 125 Pittsburgh Road |