Building & Zoning Monthly Report

September 2023

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New Single Family Dwelling
Afton Drive

New Business
New Castle 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
Powdermill Run Road

SEPTEMBER PLANNING COMMISSION AGENDA ITEMS

Consolidated Builders LLP Subdivision - Bryson Road
The referenced Subdivision Plan is located along Bryson Road in the A-1 (Agricultural) Zoned District. The plan proposes to consolidate parcels. Planning Commission recommended to grant final approval of the Consolidated Builders Subdivision.

Spinneweber Subdivision - Oakdale Road / Evans City Road
The referenced Subdivision Plan is located along Evans City Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a parcel into three lots. Planning Commission recommended to grant final approval of the Spinneweber Subdivision.

Summer Wind 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 subdivide a parcel into three lots. Planning Commission tabled the Summer Wind Subdivision.

Summer Lake Subdivision - Saxonburg Road
The referenced Subdivision Plan is located along Bullcreek Road in the A-1 (Agricultural) Zoned District. The plan proposes to subdivide a parcel into four lots and a residual lot. Planning Commission tabled the Summer Lake Subdivision.

Butler County Area on Aging Land Development - North Duffy Road
The referenced Land Development Plan is located along North Duffy Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes to repave the existing parking area and minor improvement to the building. Planning Commission recommended to grant final approval of the Butler County Area on Aging contingent upon:

1. Compliance with Gateway Engineers' letter dated August 21, 2023,
2. Review by Butler County Planning Commission,
3. Executing a Developer's Agreement approved by the Township Solicitor,
4. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
5. Executing a Storm Water Operation and Maintenance Agreement,
6. Receipt of NPDES Permit only if necessary, and
7. Approval from the Butler Area Sewer Authority

SEPTEMBER ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in September.

Permit Report

08/30/2023 - 09/26/2023

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20230302	ZONING - Zoning	Install 220lf of 5' and 5' fence in all yards	9/26/2023	BLAINE FENCING	6,000	211 TEAKWOOD RD	$30.00
20230294	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.	9/21/2023		0	543 EVANS CITY RD	$100.00
20230293	ZONING - Zoning	Installing 247lf of 6' fence in rear and side yards	9/21/2023	FENCE MAINTENANCE SERVICE (DAN)	6,688	118 WALK OFF WAY	$30.00
20230291	SHED ZO - Shed	Removing 20x20 &12x12 sheds and installing 22x25 accessory structure	9/19/2023	Homeowner	7,999	213 HOME AVE	$30.00
20230290	RCB - Repair/Remodel Commercial Building	Butler Fire Station reroof	9/20/2023	Steadfast Custom Construction LLC	25,000	121 SPARKS AVE	$0.00
20230289	ZONING - Zoning	Installing 6'x12' deck on front of house	9/18/2023	Homeowner	1,500	555 MERCER RD	$30.00
20230288	ASFD - Addition Single Family Dwelling	Installing 27' x 54" above ground pool	9/14/2023	Matt Rossetti	17,000	1205 OAK RIDGE DR	$185.00

20230287	ASFD - Addition Single Family Dwelling	Installing 12x28 deck on rear of house	9/14/2023	RAUSCHENBERGER STEVE	12,500	117 WINTERWOOD DR	$173.00
20230283	SHED BLD - Sheds 1000 SQ FT and Over	Installing 40x80 accessory structure	9/15/2023	P&W CONSTRUCTION CO	57,000	171 N EBERHART RD	$1,483.00
20230282	SHED ZO - Shed	Installing 20x40 Accessory Structure in side yard	9/12/2023	Homeowner	10,000	411 PENN AVE	$30.00
20230275	RSFD - Repair/Remodel Single Family Dwelling	Replace damaged roof truss system, entire roof	9/8/2023	Bozzo Brothers Builders LLC	150,000	118 MCCALMONT RD	$255.00
20230274	ZONING - Zoning	2 temporary Banners Thirty Day period	9/1/2023	Owner	300	180 POINT PLZ	$60.00
20230272	AOCC - Application for Occupancy	Application For Occupancy	8/31/2023	Owner as General Contractor	500	195 NEW CASTLE RD	$165.00
20230256	NSFD - New Single Family Dwelling	1849sf living space, 1849sf basement, 702 sf garage and 161sf front porch with roof	9/7/2023	Homeowner	510,000	120 POWDER MILL RUN RD	$459.00
20230250	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	9/15/2023	Ryan Homes	198,425	115 Walk Off Way	$2,199.00
20230249	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	9/15/2023	Ryan Homes	181,982	120 Walk Off Way	$1,853.00
20230248	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	9/15/2023	Ryan Homes	179,249	112 Jerome Dr	$2,381.00

20230239	SIGN - Sign	Wall SIgn	8/31/2023	SIGNPRO INC	9,431	120 ALAMEDA PLZ	$190.00
20230222	SIGN - Sign	Site Signage, wall and freestanding	8/31/2023	ACCEL SIGN GROUP INC	30,000	250 NEW CASTLE RD	$810.00
20230166	RCB - Repair/Remodel Commercial Building	Converting existing LaserTag center into Crossfit Recreate	8/31/2023	Lee Oviatt	70,000	540 FAIRGROUND HILL RD	$2,336.00
20230085	RCB - Repair/Remodel Commercial Building	Verizon Wireless Interior Remodel	9/25/2023	UHC United Heating and Cooling LLC	200,000	540 BUTLER CROSSING Suite #5	$955.00
20230045	RCB - Repair/Remodel Commercial Building	County Magistrate Office Remodel	9/13/2023	Clark Contractore	1,235,000	530 FAIRGROUND HILL RD	$1,575.00
							$15,329.00

Total Records: 22 **9/27/2023**

SEPTEMBER 2023 REVENUE
Building & Zoning

Building/Zoning Permits	$ 15,229.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 305.49
Land Development	$ 0.00
Maps/Copies	$ 0.00
Operational Permits	$ 100.00
Septic	$ 0.00
Subdivision	$ 0.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 800.00
TOTAL	**$ 16,434.49**

Refunded $966.00 through accounts payable to NVR for partial return of permit fees for Permit #2023-0145.

Code Summary Report Violation Name

Violation Date01/01/2023 TO 09/30/2023

	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	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	1	0	0	0	3
Construction without a Permit - Residential	0	0	0	1	0	0	0	0	1	0	0	0	2
Garbage	7	3	3	1	2	1	2	5	3	0	0	0	27
Grass Violations	0	0	0	0	11	4	6	4	1	0	0	0	26
Inspections Not Completed	0	0	0	0	0	0	0	0	1	0	0	0	1
Junked or Abandoned Vehicle	1	0	0	0	0	1	1	3	1	0	0	0	7
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**	**8**	**0**	**0**	**0**	**73**

Commercial Occupancy Certificates

August 30, 2023 to September 26, 2023

Lorenz Motors	195 New Castle Road
Tims Tackle	14 Chesapeake Street