Building & Zoning Monthly Report

October 2023

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New Single Family Dwellings
Highfield Trails

New Single Family Dwelling
Whitestown 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 Foundation
Highfield Trails

OCTOBER PLANNING COMMISSION AGENDA ITEMS

Establish 2024 Meeting Dates
Planning Commission set January 9, February 6, March 5, April 2, May 7, June 4, July 2, August 6, September 3, October 1, November 5, and December 3 as the Planning Commission meeting dates for 2024.

Brookes Subdivision - Meadow Avenue
The referenced Subdivision Plan is located along Meadow Avenue in the R-1 (Single Family Residential) Zoned District and C-2 (Convenience Commercial) Zoning District. The plan proposes to consolidate two parcels. Planning Commission recommended to grant final approval of the Brookes Subdivision contingent upon compliance with Gateway Engineers' letter dated September 12, 2023, C-25571-0002.

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 recommended to grant final approval of the Summer Wind Subdivision contingent upon compliance with Gateway Engineers' letter dated September 28, 2023 and review by Butler County Planning Commission.

Summer Lake Subdivision - Saxonburg Road
The referenced Subdivision Plan is located along Bullcreek Road in the A-1 (Agricultural) Zoned District. The plan proposed to subdivide a parcel into Lot 1, Lot 2, and the residual lot. Planning Commission recommended to grant a modification for odd shaped lot and final approval of the Summer Lake Subdivision contingent upon compliance with Gateway Engineers' letter dated September 28, 2023 and review by Butler County Planning Commission.

OCTOBER ZONING HEARING BOARD APPEALS

Appeal No. 2023-05 - There was an appeal filed by Tanner & Tracey Miller for a variance for honeybee keeping. The applicable section that was cited was Butler Township's Codified Ordinance Chapter 300-17.B.(6) Keeping of domestic pets. The property is located at 103 Stratford Drive, Butler, PA. (Tax Map Number 051-53-8D-0000). The Zoning Hearing Board denied the applicants' request for a variance but deemed that a variance is not necessary to allow for the beekeeping activates as conducted by the applicants as the same is a principal permitted use of the property.

Appeal No. 2023-06 - There was an appeal filed by Quaker State Construction for a variance for the installation of a 10' x 6.5' gable roof over the existing front stoop. The applicable sections that were cited were Butler Township's Codified Ordinance Chapter 300-22.C.(2)(a) and Chapter 300-22.B. The property is located at 219 Pinewood Drive, Butler, PA. (Tax Map Number 056-19-27A7-0000). The property owners are Leonard & Mary Dietz. The Zoning Hearing Board granted the homeowners request for a 15 ½ foot variance from the 40-foot front yard setback requirement of the ordinance to construct a gabled rood over the concrete stoop at the front of their home.

Appeal No. 2023-07 - There was an appeal filed by Tesla Biohealing and MedBed Center for a Special Exception for a members-only health club and a reduction in the required parking. The applicable sections that were cited were Butler Township's Codified Ordinance Chapter 300-9. Definitions, Chapter 300-20. Authorized uses in C-2 Convenience Commercial District, Chapter 300-23. Standards and criteria for conditional uses and uses by special exception and Chapter 300-25. Parking requirements. The property is located at 139 Pittsburgh Road, Butler, PA (Tax Map Number 051-45-25-0000). The Zoning Hearing Board granted the applicant the special exception requested to operate a health club at the property and to reduce the number of parking spaces required by 27 to 358.

Permit Report

09/27/2023 - 10/24/2023

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20230330	ZONING - Zoning	Tropical Smoothie Cafe Temporary Banner	10/23/2023		400	200 Benevan Square Suite 3	$60.00
20230327	SHED ZO - Shed	Installing 12x12 shed in rear yard	10/20/2023	Lowes Home Improvement	5,523	127 WINTERWOOD DR	$30.00
20230326	SHED ZO - Shed	Installing 20x40 accessory building	10/20/2023	Freiters Construction	40,000	4112 CYPRESS ST	$30.00
20230325	FCOP - Fire Code Operational	Lifesteps Community Celebration is the celebration of 100 years of service to the community.	10/2/2023		0	121 SPARKS AVE	
20230323	General	Installing 2 ground mounted solar arrays in front yard	10/19/2023	Bob Isovitsch services	57,000	8 10 MEADOW AVE	$305.00
20230322	SHED ZO - Shed	Installing 175 lf. of 6' fence in rear yard and 10x12 shed	10/16/2023	Owner as General Contractor	1	109 WILLIAMS RD	$60.00
20230321	RCB - Repair/Remodel Commercial Building	911 Center Replace UPS System and Generator	10/24/2023	911 Center Replace UPS System	250,000	120 MCCUNE Drive	$555.00
20230320	ZONING - Zoning	Installing 127 lf of 48" fence in rear yard	10/13/2023	BLAINE FENCING	6,237	170 CRISSWELL RD	$30.00

20230318	ASFD - Addition Single Family Dwelling	Installing 14x30 deck on rear of house	10/13/2023	Davis Construct LLC	24,500	132 JEROME DRIVE	$215.00
20230317	RCB - Repair/Remodel Commercial Building	Tesla Biohealing removing exterior door	10/17/2023	Stone Brothers Contracting	16,515	139 PITTSBURGH RD	$205.00
20230314	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 3 bedroom, 2 baths.	10/20/2023	Ryan Homes	187,369	115 Jerome Dr	$2,170.00
20230313	ZONING - Zoning	Replacing concrete porch with wood 5.5' x 11'	10/10/2023	TY88 solutions	1,800	104 CUPPS RD	$30.00
20230312	AOCC - Application for Occupancy	Hickory Farms Application For Occupancy	10/16/2023		100	601 MORAINE POINTE PLZ	$165.00
20230311	AOCC - Application for Occupancy	Farmers Mutual Fire Insurance Co.	10/5/2023		100	205 S EBERHART RD	$165.00
20230309	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 3 bedroom, 2 baths.	10/20/2023	Ryan Homes	187,369	117 Jerome Dr	$1,912.00
20230308	SHED ZO - Shed	Removing 10 b0 10 accessry bldg and replacing with 10 by 14	10/2/2023	Homeowner	3,500	107 WOODBURY DR	$30.00
20230307	GRAD - Grading	Quick Care Land Development Grading and site prep only	10/2/2023	ERDLEY & SONS CONSTRUCTION	20,000	150 HINDMAN RD	$100.00
20230306	SHED ZO - Shed	Installing 24x30 accessory	10/2/2023	Flatt Home Improvement	55,000	251 HOME AVE	$30.00

		structure in side yard					
20230305	ZONING - Zoning	Installing 14'x20' accessory structure in side yard.	10/2/2023	EEC Contracting	11,000	110 HOLLAND DR	$30.00
20230304	FCOP - Fire Code Operational	Lifesteps Community Celebration is the celebration of 100 years of service to the community.	10/2/2023		0	383 NEW CASTLE RD	$100.00
20230303	SHED ZO - Shed	Installing 12x20 shed in side yard	9/28/2023	Homeowner	7,532	32 OLD PLANK RD	$30.00
20230298	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 3 bedroom, 2 baths.	10/20/2023	Ryan Homes	187,369	113 Walk Off Way	$1,912.00
20230297	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 3 bedroom, 2 baths.	10/20/2023	Ryan Homes	180,047	107 Jerome DR	$1,912.00
20230296	DEMO - Single Family Dwelling	Demo of existing Single Family Dwelling	9/29/2023	Owner as General Contractor	7,500	108 BRYSON RD	$105.00
20230295	NSFD - New Single Family Dwelling	2 story with Basement. 5 bedrooms, 3.5 bath	9/29/2023	Owner as General Contractor	159,000	108 BRYSON RD	$818.00
20230292	SHED ZO - Shed	Installing 12x18 accessory structure and fence in rear yard	9/27/2023	Woodbrook Builders	10,000	429 WHITESTOWN RD	$60.00
20230286	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	10/2/2023	Green Home Systems	23,795	311 KOHLER AVE	$280.00

		on house and garage					
20230285	SIGN - Sign	6 Ft tall Ground Sign.	10/16/2023	SIGNS BY RICK INC	6,000	298 MERIDIAN RD	$190.00
20230280	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2.5 baths.	10/5/2023	DR Horton	171,000	136 Jerome Dr	$2,190.00
20230279	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2.5 baths.	10/5/2023	DR Horton	171,000	138 Jerome Dr	$2,190.00
20230278	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2.5 baths.	10/5/2023	DR Horton	171,000	125 Jerome Dr	$2,190.00
20230277	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2.5 baths.	10/5/2023	DR Horton	171,000	123 Jerome Dr	$2,190.00
20230276	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2.5 baths.	10/5/2023	DR Horton	171,000	121 Jerome Dr	$2,263.00
20230273	NICB - New Commercial Building	Community Clubhouse	10/4/2023	Winmer Properties	300,000	100 Cherry Tree Drive	$3,705.00
20230271	NIDB - New Industrial Building	4 sports lighting poles, associated underground electrical to include disconnect meter base, 400 amp panel & Contractor cabinet	10/11/2023	I&Y Construction, LLC	421,695	161 Hollywood Drive	$0.00

20230268	ASFD - Addition Single Family Dwelling	Installing 10'x6.5' roof over existing front porch	10/11/2023	Quaker State Construction Company	20,000	219 PINEWOOD DR	$155.00
20230104	NICB - New Commercial Building	Quick Care Medical Building	10/4/2023	ERDLEY & SONS CONSTRUCTION	900,000	150 HINDMAN RD	$6,277.00
							$32,689.00

Total Records: 37 **10/30/2023**

OCTOBER 2023 REVENUE
Building & Zoning

Building/Zoning Permits	$ 32,861.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 500.00
Land Development	$ 1,500.00
Maps/Copies	$ 0.00
Operational Permits	$ 100.00
Septic	$ 0.00
Subdivision	$ 800.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 35,761.00**

Permit #2023-0206 was issued on 7/17/2023. Property Owner amended permit to increase size of the building. An additional amount of $272.00 was required. It is included in the Building/Zoning Permits amount above but will not show on the report because the report is based on the issued date of the permit.

Code Summary Report Violation Name

Violation Date01/01/2023 TO 10/31/2023

	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	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	1	0	0	28
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	1	0	0	8
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**	**2**	**0**	**0**	**75**

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Commercial Occupancy Certificates

September 27, 2023 to October 24, 2023

Farmers Mutual Fire Insurance Co.	205 South Eberhart Road
Bark of Towns Pet Salon	300 Meridian Road