Building & Zoning Monthly Report

June 2024

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Linear Accelerator
Benbrook Medical Center

New Single Family Dwelling
Longview 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.

Community Building
Autumn Woods

JUNE PLANNING COMMISSION AGENDA ITEMS

Autumn Woods Phase 2 Land Development - Meridian Road & Winterwood Drive

The referenced Land Development Plan is located at the intersection of Meridian Road and Winterwood Drive in the R-1 (Single Family Residential) Zoned District. The plan proposes 15 townhouse buildings with a total of 56 units with public and private improvements. The Planning Commission recommended to grant final approval of the Autumn Woods Phase 2 Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated May 22, 2024,
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. Approval from the Butler Area Sewer Authority,
5. Executing a Storm water Operation and Maintenance Agreement, and
6. Review by Butler County Planning Commission

JUNE ZONING HEARING BOARD APPEALS

Appeal No. 2024-01 - An appeal was filed by Ryan Wilcox for a Special Exception for Indoor Amusement. The property is located at 100 Evans Road, Butler, PA (Tax Map Number 053-7-D115-0000). The property owner is KNL Medical Inc. The Zoning Hearing Board granted the Special Exception to operate an axe throwing facility.

Permit Report

05/29/2024 - 06/25/2024

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20240186	ASFD - Addition Single Family Dwelling	Installing 14'x31' Deck on rear of house	6/25/2024	Homeowner	10,000	102 Walk Off Way	$222.00
20240185	ASFD - Addition Single Family Dwelling	32'x44'attached garage addition, single story	6/24/2024	Sams Roofing	32,500	132 BUTTERCUP RD	$595.00
20240184	ASFD - Addition Single Family Dwelling	200 a electrical service to accessory structure	6/21/2024	Homeowner	3,526	171 N EBERHART RD	$100.00
20240181	ZONING - Zoning	Installing 152lf of 6' fence in rear yard	6/21/2024	FENCE MAINTENANCE SERVICE (DAN)	8,185	122 Dominic Drive	$30.00
20240176	DEMO - Demolition	Demolishing Inground pool	6/19/2024	Homeowner	2,500	214 OAKLAND AVE	$35.00
20240173	ZONING - Zoning	Installing 900lf of 6' fence in rear yard	6/24/2024	Homeowner	5,000	227 ALAMEDA RD	$30.00
20240172	ASFD - Addition Single Family Dwelling	Installing 12x16 deck with roof	6/21/2024	MAX Decks	31,000	122 Dominic Drive	$155.00
20240170	AASB - Addition Assembly Building	Installing 450sf Roof mounted solar array	6/24/2024	Trinity Solar	26,482	120 WENDELLS LN	$230.00
20240169	DEMO - Demolition	Demolition of Single Family Dwelling	6/25/2024	Fryer Excavating, LLC	14,244	817 E JEFFERSON ST	$105.00
20240168	ASFD - Addition Single Family Dwelling	Installing 21' x 54" above ground pool	6/20/2024	Homeowner	1	136 BOYD DR	$185.00
20240167	ZONING - Zoning	Rear Yard Fence	6/17/2024	Homeowner	3,693	231 HOMEWOOD DR	$30.00

20240166	ASFD - Addition Single Family Dwelling	Installing 21'x54" above ground pool in rear yard	6/18/2024	D&C Pool Contractors	5,000	113 GRAHAM RD	$185.00
20240165	ASFD - Addition Single Family Dwelling	Installing 16x10 deck on rear of house	6/14/2024	Homeowner	10,000	105 Walk off Way	$185.00
20240164	ASFD - Addition Single Family Dwelling	Replacing front and rear porches with 10x10 sunroom and 10x6 deck with roof	6/14/2024	Standard Insulation	14,900	297 ACRE AVE	$166.00
20240163	GRAD - Grading	Site work consistent with the Preliminary plan approval as received	6/21/2024	Alder & Sons Excavating	330,000	75 DUTCHTOWN RD	$100.00
20240162	ASFD - Addition Single Family Dwelling	Installing 16x20 Deck on rear of house	6/13/2024	Randy Armagost	16,000	204 CARRINGTON AVE	$165.00
20240161	ASFD - Addition Single Family Dwelling	16 x 20 Deck on rear of house	6/12/2024	Homeowner	10,150	137 Jerome Dr	$165.00
20240154	RSFD - Repair/Remodel Single Family Dwelling	Structural repairs to deck and stairs.	6/13/2024	Homeowner	400	402 PENN AVE	$55.00
20240153	SHED ZO - Shed	Removing existing 10 by 28 and replacing with new 14 by 40	6/10/2024	Homeowner	22,000	102 WINDSOR DR	$30.00
20240152	ASFD - Addition Single Family Dwelling	Installing 6' x 10' porch with roof	6/10/2024	Homeowner	3,464	127 FREEPORT RD	$155.00
20240151	ASFD - Addition Single Family Dwelling	Installing 20x14 deck on rear of house	6/17/2024	MAX Decks	17,000	130 Jerome Dr	$155.00
20240149	ZONING - Zoning	Installing 171lf of 6' fence in rear yard	6/6/2024	BLAINE FENCING	11,753	137 Jerome Dr	$30.00
20240147	ASFD - Addition Single Family Dwelling	24'x14' addition to existing garage.	6/17/2024	Homeowner	28,000	244 CRISSWELL RD	$155.00

20240146	ZONING - Zoning	Installing 230 lf of 6' fence in side and rear yards	6/5/2024	Rick Kriess	5,000	307 BEECH RD	$30.00
20240145	ASFD - Addition Single Family Dwelling	Remove old pool and install new 24'x52"	6/6/2024	Pool City	6,200	459 WHITESTOWN RD	$140.00
20240144	ZONING - Zoning	Rear Yard Fence	6/4/2024	BLAINE FENCING	2,829	347 SAWMILL RUN RD	$30.00
20240143	AOCC - Application for Occupancy	Application For Occupancy	5/30/2024	Owner	100	150 GREATER BUTLER MART	$165.00
20240142	ASFD - Addition Single Family Dwelling	16x24 deck	5/31/2024	GEIBEL CONST.	21,000	106 WALK OFF WAY	$197.00
20240141	SHED ZO - Shed	Remove 10x14 accessory structure	5/29/2024		1	4108 CYPRESS ST	$30.00
20240140	ZONING - Zoning	deck	5/29/2024	Homeowner	3,500	114 ARTLEE AVE	$30.00
20240139	SHED ZO - Shed	New 16 by 24 accessory building	5/29/2024	Sam Byler	30,000	192 WHITESTOWN RD	$30.00
20240137	ASFD - Addition Single Family Dwelling	Additions to single family dwelling, 2 story and single story	6/25/2024	Ridgeline Builders	29,000	4328 PARTELL ST	$535.00
20240133	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 2 bedroom, 2 baths.	6/24/2024	Ryan Homes	198,107	104 Dominic Drive	$2,170.00
20240132	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 2 bedroom, 2 baths.	6/24/2024	Ryan Homes	199,650	126 Dominic Drive	$2,170.00
20240131	ASFD - Addition Single Family Dwelling	Installing 12x20 deck with roof	5/29/2024	MAX Decks	31,000	120 Dominic DR	$233.00
20240126	ZONING - Zoning	Temp Banner June 3rd thru July 2, 2024	5/31/2024	Clarion Printing	100	170 NEW CASTLE RD	$30.00

20240120	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 3 bedroom, 2.5 baths.	6/3/2024	Ryan Homes	175,854	103 Walk Off Way	$1,842.00
20240119	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 3 bedroom, 2.5 baths.	6/3/2024	Ryan Homes	170,859	101 Dominic Drive	$1,842.00
20240118	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 6 bedroom, 3 baths.	6/3/2024	Ryan Homes	238,185	124 Dominic Drive	$3,298.00
20240101	SIGN - Sign	4 sign upgrades	6/7/2024	Advance Sign Co	35,000	1 HOSPITAL WAY	$480.00
20240085	SIGN - Sign	Giant Eagle BEER & WINE channel Sign	6/24/2024	CUSTOM SIGNS INC	2,000	700 MORAINE POINTE PLZ	$150.00
							$16,665.00

Total Records: 41 **6/26/2024**

JUNE 2024 REVENUE
Building & Zoning

Building/Zoning Permits	$ 16,665.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 365.91
Land Development	$ 0.00
Maps/Copies	$ 0.00
Operational Permits	$ 0.00
Septic	$ 0.00
Subdivision	$ 0.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 17,030.91**

Code Summary Report Violation Name

Violation Date01/01/2024 TO 06/30/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	0	0	0	0	0	1	0	0	0	0	0	0	1
Construction without a Permit - Fence	0	0	1	0	0	1	0	0	0	0	0	0	2
Construction without a Permit - Residential	0	0	0	0	1	0	0	0	0	0	0	0	1
Garbage	2	0	1	3	1	0	0	0	0	0	0	0	7
Grass Violations	0	0	0	0	5	4	0	0	0	0	0	0	9
Junked or Abandoned Vehicle	2	0	0	0	1	0	0	0	0	0	0	0	3
Non-Domesticated Pets	0	1	0	0	2	0	0	0	0	0	0	0	3
Totals:	**4**	**1**	**2**	**3**	**10**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**26**

Commercial Occupancy Certificates

May 29, 2024 to June 25, 2024

My Smoke & Vape	150 Greater Butler Mart