Building & Zoning Monthly Report

November 2024

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Duplex Construction
Duffy Highlands

New Commercial 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.

Single Family Addition
Highfield Trails

NOVEMBER PLANNING COMMISSION AGENDA ITEMS

Arbour/Kowalkowski/Burnside Subdivision - Whitestown Road
The referenced Subdivision Plan is located on Whitestown Road in the R-2 (Multifamily Residential) Zoned District. The plan proposes a lot line revision. Planning Commission recommended to grant final approval of the Arbour/Kowalkowski/Burnside Subdivision.

Wright/Wittlinger Subdivision - Redwood Lane
The referenced Subdivision Plan is located at the end of Redwood Lane 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 Wright/Wittlinger Subdivision.

BASD Real Estate Investors, LLC Subdivision - Whitestown Road
The referenced Subdivision Plan is located on Whitestown Road in the R-1 (Single Family Residential) and R-2 (Multifamily Residential) Zoned District. A rezoning application has been submitted to change the properties to C-2 (Convenience Commercial). The plan proposes to consolidate four lots into one lot. Planning Commission recommended to grant final approval of the BASD Real Estate Investors, LLC Subdivision contingent upon approval of their change of zoning.

BASD Real Estate Investors, LLC – Change of Zoning
Planning Commission recommended to grant the BASD Real Estate Investors, LLC Change of Zoning request from a zoning designation of R-1 (Single Family Residential) and R-2 (Multifamily Residential) to a zoning designation of C-2 (Convenience Commercial).

Zoning Ordinance - Amendments
Planning Commission recommended to adopt the Zoning Ordinance Amendments as proposed.

NOVEMBER ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board appeals heard in November.

Permit Report

10/30/2024 - 11/26/2024

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20240355	ZONING - Zoning	Installing 248 lf of 54" fence in rear yard	11/26/2024	PENN FENCING, INC.	5,904	151 Jerome Dr.	$30.00
20240354	ZONING - Zoning	Installing 211 lf of 4'fence in rear yard	11/25/2024		6,159	230 ARLINGTON AVE	$30.00
20240353	SHED ZO - Shed	Installing 12x20 shed in rear yard	11/22/2024	WEAVER BARNS LTD	6,481	119 WINTERWOOD DR	$30.00
20240350	ASFD - Addition Single Family Dwelling	Installing 12x20 deck with roof to rear of house	11/22/2024	MAX Decks	33,000	153 Jerome Dr.	$223.00
20240349	ASFD - Addition Single Family Dwelling	Installing 14x20 deck to rear of house	11/22/2024	MAX Decks	20,000	121 Dominic Dr.	$155.00
20240345	ASFD - Addition Single Family Dwelling	Installing 16x20 deck on rear of house	11/18/2024	MAX Decks	24,000	107 Jerome Dr	$165.00
20240343	SHED ZO - Shed	Installing 16x20 Shed in rear yard	11/13/2024	Wheat Ridge Mini Barns	8,600	288 VOGEL RD	$30.00
20240338	ZONING - Zoning	Installing 248 lf of 6' fence in rear yard	11/8/2024	Homeowner	3,000	220 MERIDIAN RD	$30.00
20240337	ASFD - Addition Single Family Dwelling	Installing 20x14 deck with roof on rear of house	11/7/2024	MAX Decks	35,000	149 Jerome Drive	$260.00
20240336	ASFD - Addition Single Family Dwelling	installing 14x20deck with roof on rear of house	11/7/2024	MAX Decks	35,000	151 Jerome Dr.	$260.00
20240335	ASFD - Addition Single Family Dwelling	installing 16x20 roof over existing deck and 8x8	11/1/2024	Justin Ellenberger	9,000	137 Jerome Dr.	$155.00

		shed in rear yard					
20240333	NSFD - New Single Family Dwelling	1 Story Duplex Unit, Slab on Grade. 3 bedroom 2 baths	11/14/2024	DR Horton	127,330	354 Gleneagles DR	$1,938.00
20240332	NSFD - New Single Family Dwelling	1 Story Duplex Unit, Slab on Grade. 3 bedroom 2 baths	11/14/2024	DR Horton	127,330	356 Gleneagles DR	$1,938.00
20240331	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	11/14/2024	DR Horton	127,330	383 Gleneagles DR	$2,086.00
20240330	NSFD - New Single Family Dwelling	2 story, with Basement. 4 bedroom 2.5 baths	11/14/2024	DR Horton	162,010	385 Gleneagles Dr	$2,347.00
20240329	RSFD - Repair/Remodel Single Family Dwelling	Remove existing deck and partial porch roof and replace with 27'x29' deck	10/30/2024	Zillweger Contracting	45,000	109 WINTERWOOD DR	$374.00
20240314	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 3 bedroom, 2.5 baths.	11/1/2024	Ryan Homes	179,501	106 Dominic Drive	$1,842.00
20240313	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2.5 baths.	11/1/2024	Ryan Homes	230,244	110 Dominic Drive	$2,726.00
20240312	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	11/1/2024	Ryan Homes	203,010	112 Dominic Drive	$2,170.00
20240282	RCB - Repair/Remodel	5 South Improvements	11/14/2024	MBM CONTRACTING INC	800,000	1 HOSPITAL WAY	$4,937.00

	Commercial Building	- Independent Health					
20240231	SIGN - Sign	wall sign	11/14/2024	Brand it Signs + Graphics LLC	4,855	601 MORAINE POINTE PLZ	$190.00
							$21,916.00

Total Records: 21

12/4/2024

NOVEMBER 2024 REVENUE
Building & Zoning

Building/Zoning Permits	$ 21,916.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 130.80
Land Development	$ 0.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 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	**$ 22,046.80**

Code Summary Report Violation Name

Violation Date01/01/2024 TO 11/30/2024

	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	1	0	2
Construction without a Permit - Commercial	0	0	0	0	0	0	0	0	0	1	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	1	0	1	0	0	3
Garbage	2	0	1	3	1	0	0	0	2	0	1	0	10
Grass Violations	0	0	0	0	5	4	1	2	0	0	0	0	12
Junked or Abandoned Vehicle	2	0	0	0	1	0	1	0	2	0	0	0	6
Non-Domesticated Pets	0	1	0	0	2	0	2	0	0	0	0	0	5
Totals:	**4**	**1**	**2**	**3**	**10**	**6**	**4**	**3**	**4**	**2**	**2**	**0**	**41**

Commercial Occupancy Certificates

October 30, 2024 to November 26, 2024

Keystone Klub	220 Greater Butler Mart