Building & Zoning Monthly Report

February 2025

Inside this issue:

Planning Commission Applications	Page	1
Zoning Hearing Board Applications	Page	1
Permit Information	Page	2-3
Revenue	Page	4
Code Enforcement Inspections	Page	5
Commercial Occupancy Certificates	Page	6

Home Demolition
104 Atglen Street

Commercial Addition
Technology 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.

New Manufactured Home
Hindman Road

FEBRUARY PLANNING COMMISSION AGENDA ITEMS

Reorganization of Board
Planning Commission appointed Ron Henshaw as Chair, Sam Zurzolo as Vice Chair and Fred Maihle, Jr. as Secretary.

Delhurst Woods Subdivision - Delwood Road
The referenced Subdivision Plan is located on Delwood Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a cluster development consisting of 29 single family lots, site improvements and open space. Planning Commission recommended to grant modification request #1 regarding the roadway exceeding grade and modification request #2 regarding the exterior slopes of compacted soil. They also recommended to grant final approval of the Delhurst Woods Subdivision contingent upon:

1. Compliance with Gateway Engineers' letter dated January 21, 2025
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. Final Approval from the Sewer Authority,
5. Executing a Storm water Operation and Maintenance Agreement
6. Township Solicitor Review and Approval of the Homeowner Association Documentation, and
7. Recorded approval of the Easement alterations with the Power Company for the Power line alterations

Baldauf Subdivision - Pittsburgh Road
The referenced Subdivision Plan is located on Pittsburgh Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes to consolidate adjoining tax parcels. Planning Commission recommended to grant final approval of the Baldauf Subdivision.

FEBRUARY ZONING HEARING BOARD APPEALS

Appeal No. 2025-01 - There has been an appeal filed by Peter Kyne III and Caroline McCarthy for an interpretation of Butler Township's Codified Ordinance, Chapter 158 Driveways and 158-4.B. Driveways built on or after effective date of article, as well as 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 506 Belmont Road, Butler, PA (Tax Map Number 053-15-A49-0000). The Zoning Hearing Board interpreted that the Zoning Officer correctly interpreted the Ordinance that a variance would be necessary for the Applicants to install a second driveway to their home. The Zoning Hearing Board granted the Applicants' request for a variance to construct a second driveway to the front of their home from Belmont Road.

Appeal No. 2025-02 - There has been an appeal filed by Timothy Yerace t/d/b/a Kenmac Rentals Service & Sales for a special exception for a comparable use not specifically listed to have a rental service store and yard for Kenmac rentals business. The property is located at 138 Whitestown Road, Lyndora, PA (Tax Map Numbers 052-29-1A-0000, 052-29-DF-0000, 052-29-A244-0000, and 052-29-DD-0000). The owner of the property is BASD Real Estate Investors, LLC. The Zoning Hearing Board granted the special exception for a comparable use not specifically listed.

Permit Report

01/29/2025 - 02/25/2025

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20250022	ZONING - Zoning	Installing 257 lf of 4' fence in rear yard	2/20/2025	BLAINE FENCING	10,403	212 DEER RUN DR	$30.00
20250020	RSFD - Repair/Remodel Single Family Dwelling	electrical service inspection	2/19/2025		1	336 WHITESTOWN RD	$100.00
20250017	SHED ZO - Shed	Installing 12x26 shed in rear yard	2/14/2025		2,500	102 CAMELOT DR	$30.00
20250016	ASFD - Addition Single Family Dwelling	Installing 14x20 Deck on rear of house	2/25/2025	MAX Decks	40,000	111 Dominic Dr	$259.00
20250014	ASFD - Addition Single Family Dwelling	Installing 12x20 deck with roof	2/25/2025	MAX Decks	30,000	127 Jerome Dr	$222.00
20250013	ASFD - Addition Single Family Dwelling	Installing roof over existing front porch 10'x18'	2/10/2025	Hoyt Contracting	15,000	122 GERMAINE RD	$155.00
20250012	ASFD - Addition Single Family Dwelling	Adding 24'x25' covered deck to rear of house	2/5/2025	Homeowner	30,000	118 SUGAR CREEK DR	$550.00
20250011	ZONING - Zoning	Installing 150 lf of 4' fence in front yards	2/3/2025		2,000	8 BREDIN AVE	$30.00
20250008	SIGN - Sign	Woodmen Life ground sign	2/4/2025	Owner as General Contractor	200	249 New castle Road	$155.00
20240375	RCB - Repair/Remodel Commercial Building	Kohls Beauty/cosmetic rem	2/18/2025	Woods Construction	35,000	700 BUTLER CROSSING	$558.00
20240373	Pool - Swimming Pool	Hot Tub Installation	2/3/2025	Homeowner	1,000	155 SHARON DR	$185.00
20240372	SHED ZO - Shed	Installing 2 accessory	2/3/2025	Homeowner	5,700	155 SHARON DR	$30.00

		structures in rear yard					
20240370	General	Verizon-BASD to install pole with mounted small Cell	2/14/2025	Sargent Electric Co	20,000	551 FAIRGROUND HILL RD	$365.00
20240369	General	Verizon-BASD to collocate	2/14/2025	Sargent Electric Co	15,000	120 Campus Lane	$365.00
20240323	RCB - Repair/Remodel Commercial Building	BC# Electric Service upgrades and Fixture upgrades	1/31/2025	Right Electric	60,000	107 COLLEGE DR	$265.00
20240305	RCB - Repair/Remodel Commercial Building	Mr Magic Car Wash Site Improvements and equipment upgrades	1/30/2025	M D Warren Electric	40,000	1136 N MAIN ST EXT	$536.00
							$3,835.00

Total Records: 16 **3/6/2025**

FEBRUARY 2025 REVENUE
Building & Zoning

Building/Zoning Permits	$	3,835.00
Change of Zoning	$	0.00
Commercial Occupancy Permit	$	0.00
Fines	$	80.26
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	**$**	**3,915.26**

Code Summary Report Violation Name

Violation Date01/01/2025 TO 02/28/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	1	3	0	0	0	0	0	0	0	0	0	0	4
Construction without a Permit - Residential	1	0	0	0	0	0	0	0	0	0	0	0	1
Garbage	0	2	0	0	0	0	0	0	0	0	0	0	2
Junked or Abandoned Vehicle	0	1	0	0	0	0	0	0	0	0	0	0	1
Totals:	**2**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**

Commercial Occupancy Certificates

January 29, 2025 to February 25, 2025

Butler Montessori School	160 Shockey Lane