Building & Zoning Monthly Report

April 2025

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New Single Family Dwelling
Afton Drive

New Commercial Business
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 Townhouses
Cherry Tree Drive

APRIL PLANNING COMMISSION AGENDA ITEMS

Planning Commission was cancelled due to lack of agenda items.

APRIL ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in April.

Permit Report

03/26/2025 - 04/29/2025

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20250107	ZONING - Zoning	Removal of accessory structure 12x22	4/28/2025	Homeowner	1	115 DELAWARE DR	$30.00
20250105	FCOP - Fire Code Operational	BTVFD Auxiliary Craft Show.	4/25/2025		0	121 SPARKS AVE	
20250104	ZONING - Zoning	Installing 217 Lf of 6' fence in rear yard	4/24/2025	BLAINE FENCING	7,179	123 Dominic Drive	$30.00
20250102	SHED ZO - Shed	Installing 28x32 Accessory structure in side yard	4/23/2025	PARASKA CONSTRUCTION COMPANY	122,500	223 STIRLING DR	$30.00
20250101	SHED ZO - Shed	Installing 10x12 shed in rear yard	4/24/2025	Homeowner	4,000	308 Mary Beth Dr	$30.00
20250100	ASFD - Addition Single Family Dwelling	Installing 12x14 Deck to rear of house	4/22/2025	Homeowner	5,000	147 Jerome Dr	$155.00
20250099	ASFD - Addition Single Family Dwelling	Installing 16x22 deck to rear of house	4/17/2025	Thuy Doan	15,000	142 Jerome Dr	$181.00
20250098	ASFD - Addition Single Family Dwelling	Installing 12x12 Deck to rear of house	4/21/2025	MAX Decks	9,000	117 Jerome Dr	$155.00
20250097	NSFD - New Single Family Dwelling	New Single Family Dwelling. Slab on Grade, 1 story, 3 bedroom, 2 baths.	4/25/2025	Maronda Homes LLC	267,879	104 July Drive	$2,424.00
20250096	ZONING - Zoning	2 temporary Banners May 5th thru May 17th	4/25/2025	Owner as General Contractor	200	180 POINT PLZ	$60.00

20250095	ASFD - Addition Single Family Dwelling	Installing 12x20 deck to rear of house	4/22/2025	Corilio Home Solutions	28,000	134 HOLLAND DR	$155.00
20250094	ASFD - Addition Single Family Dwelling	Removing existing 12x20 porch. Installing 12x25 deck with roof on side of house and 16x17 roof on rear	4/25/2025	Eli Hostetler	20,000	115 BECK RD	$414.00
20250093	ASFD - Addition Single Family Dwelling	Installing 16x16 deck to rear of house	4/15/2025	Homeowner	2,000	129 Jerome Dr	$205.00
20250092	SHED ZO - Shed	Installing 12x24 Accessory structure in rear yard	4/11/2025	Homeowner	5,000	128 ARTLEE AVE	$30.00
20250091	SHED ZO - Shed	Installing 10x 20 accessory building in rear yard	4/11/2025	Homeowner	700	121 WISE RD	$30.00
20250090	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	4/25/2025	DR Horton	127,330	379 Gleneagles Drive	$2,114.00
20250087	SHED ZO - Shed	Removing 8x16 shed and Installing 26x32 accessory building	4/11/2025	Coblentz Builders LLC	50,110	317 YOUNG AVE	$30.00
20250085	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	4/25/2025	DR Horton	196,605	301 Cherry Tree Drive	$2,529.00
20250084	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	4/25/2025	DR Horton	196,605	302 Cherry Tree Drive	$2,529.00
20250083	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	4/25/2025	DR Horton	196,605	303 Cherry Tree Drive	$2,529.00

20250082	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	4/25/2025	DR Horton	196,605	304 Cherry Tree Drive	$2,529.00
20250081	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	4/16/2025	Green Rack Contracting	44,335	105 STRATFORD DR	$230.00
20250080	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	4/25/2025	DR Horton	148,580	381 Gleneagles Drive	$2,431.00
20250079	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	4/25/2025	DR Horton	148,580	371 Gleneagles Drive	$2,541.00
20250078	ASFD - Addition Single Family Dwelling	Installing 16x24 Deck with Roof	4/8/2025	Homeowner	15,000	4120 CYPRESS ST	$354.00
20250077	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	4/23/2025	Maronda Homes LLC	279,395	111 July Drive	$2,445.00
20250076	ZONING - Zoning	Installing 10x10 Shed in rear yard	4/4/2025	Homeowner	2,000	115 DELAWARE DR	$30.00
20250075	ZONING - Zoning	Installing 120lf of 4' fence in front yard	4/7/2025	BLAINE FENCING	3,048	111 BARTLEY AVE	$30.00
20250074	ZONING - Zoning	Installing 152 lf of 4' fence in rear yard	4/2/2025	Lowes Home Improvement	8,638	142 Jerome Dr	$30.00
20250073	ZONING - Zoning	Temp Banner April 7 thru May 7, 2025	4/3/2025	Owner as General Contractor	100	170 NEW CASTLE RD	$30.00
20250072	ZONING - Zoning	Fire damaged accessory building to be removed	4/3/2025	Owner as General Contractor	500	315 WHITESTOWN RD	$30.00
20250071	ZONING - Zoning	Installing 123Lf if 4' fence in rear yard	4/2/2025	FENCE MAINTENANCE SERVICE (DAN)	5,932	149 Jerome Drive	$30.00
20250070	ASFD - Addition Single Family Dwelling	Installing 14x24 deck around pool.	4/2/2025	Homeowner	3,000	232 S EBERHART RD	$155.00

20250068	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	4/25/2025	DR Horton	196,605	1404 Cherry Tree Drive	$2,698.00
20250067	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	4/25/2025	DR Horton	196,605	1403 Cherry Tree Drive	$2,698.00
20250066	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	4/25/2025	DR Horton	196,605	1402 Cherry Tree Drive	$2,698.00
20250065	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	4/25/2025	DR Horton	196,605	1401 Cherry Tree Drive	$2,698.00
20250064	ZONING - Zoning	15x24 addition to accessory structure	3/31/2025	Homeowner	8,600	216 ABNER DR	$30.00
20250063	SHED ZO - Shed	Installing 8x8 Shed in rear yard	3/28/2025	Alpine Structures	2,700	104 STEELTON AVE	$30.00
20250062	ZONING - Zoning	12x20 Deck less than 30"height	3/28/2025	Homeowner	12,000	103 Dominic DR	$30.00
20250061	NSFD - New Single Family Dwelling	slab on Grade, 3 bedroom 2 bath	4/28/2025	Arris Construction LLC	185,000	249 Old Plank Road	$2,360.00
20250060	ASFD - Addition Single Family Dwelling	removing 9x12 porch and replacing with 14x12 conditioned sunroom	3/28/2025	Homeowner	24,000	105 ROBERTA ST	$155.00
20250059	ASFD - Addition Single Family Dwelling	Installing 12x20 deck with roof to rear of house	3/28/2025	Uhls Home Improvement	16,500	109 Walk Off Way	$223.00
20250058	SHED ZO - Shed	Installing 20x32 accessory structure	3/26/2025	Homeowner	15,000	131 REIBER RD	$30.00
20250057	SHED ZO - Shed	Installing 10x12 shed in rear yard	3/26/2025	Homeowner	1	219 LINHURST AVE	$30.00

20250056	ASFD - Addition Single Family Dwelling	14 x 20 deck addition to rear of house	4/9/2025	MAX Decks	17,000	109 Dominic Drive	$155.00
20250055	ZONING - Zoning	Demolishing 24x30accessory structure and replacing with 24x40 accessory structure	3/26/2025	Homeowner	3,500	261 HOME AVE	$30.00
20250054	ASFD - Addition Single Family Dwelling	Adding 12x16 Deck to rear of house	3/26/2025	Homeowner	3,000	114 Dominic Drive	$155.00
20250053	ASFD - Addition Single Family Dwelling	Installing 14x20 deck to rear of house	3/26/2025	MAX Decks	20,000	101 Dominic Drive	$155.00
20250052	ASFD - Addition Single Family Dwelling	Installing 23x33 deck on rear of house	3/28/2025	Homeowner	12,000	119 WINTERWOOD DR	$384.00
20250051	RCB - Repair/Remodel Commercial Building	Subway HVAC Like for like change of 3 RTU's	4/24/2025	BGIS Integrated Technical Services US LLC	31,000	622 MORAINE POINTE PLZ	$265.00
20250041	SIGN - Sign	Clarks Donuts wall sign	4/29/2025	SIGNS BY RICK INC	5,000	126 Point Plaza	$150.00
20250039	SIGN - Sign	Wall Sign Jackson Hewitt	4/17/2025	Excel Signworks	10,000	620 Butler Crossing Suite 2	$150.00
20250026	RCB - Repair/Remodel Commercial Building	Renovate existing Bathrooms and office of Commercial space	4/7/2025	Homeowner	20,100	534 FAIRGROUND HILL RD suite 105	$365.00
20250010	RCB - Repair/Remodel Commercial Building	Commercial Remodel - New Tenant - Ber Zone	4/15/2025	VNB Construction	100,000	506 HANSEN AVE	$644.00
20240310	RCB - Repair/Remodel Commercial Building	Converting existing Fitness Center into Butler County Area on Aging Facility	4/14/2025	Massaro Corporation	5,648,168	215 N DUFFY RD	$4,479.00
							$45,137.00

Total Records: 56 **5/2/2025**

APRIL 2025 REVENUE
Building & Zoning

Building/Zoning Permits	$ 45,137.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 0.00
Land Development	$ 1,500.00
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	**$ 46,637.00**

Code Summary Report Violation Name

Violation Date01/01/2025 TO 04/30/2025

	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	1	0	0	0	0	0	0	0	0	0	2
Failure to obtain proper inspection	0	0	0	1	0	0	0	0	0	0	0	0	1
Garbage	0	2	0	6	0	0	0	0	0	0	0	0	8
Junked or Abandoned Vehicle	0	1	0	2	0	0	0	0	0	0	0	0	3
Non-Domesticated Pets	0	0	1	0	0	0	0	0	0	0	0	0	1
Totals:	**2**	**6**	**2**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**

Commercial Occupancy Certificates

March 26, 2025 to April 29, 2025

Legacy Fitness	534 Fairground Hill Road, Ste. 105
Volkswagen	245 Pittsburgh Road