Building & Zoning Monthly Report

August 2025

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Commercial Building Remodel
North Duffy Road

New Single Family Dwelling
Afton 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 Business
Point Plaza

AUGUST PLANNING COMMISSION AGENDA ITEMS

Planning Commission was cancelled due to lack of agenda items.

AUGUST ZONING HEARING BOARD APPEALS

Appeal No. 2025-04 - There was an appeal filed by Chick-fil-A for a special exception for canopies. The property is located at 660 Butler Crossing, Butler, PA (Tax Map Number 056-11-2AB-0000). The owner of the property is Northwest Bank. The Zoning Hearing Board granted the special exception to erect the canopies requested.

Permit Report

07/30/2025 - 08/26/2025

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20250291	RSFD - Repair/Remodel Single Family Dwelling	Install new drain and suply lines to existing laundry room	8/25/2025	Mr. Spicket	6,500	144 AUTUMN DR	$105.00
20250285	SHED ZO - Shed	Installing 10x16 shed in rear yard	8/20/2025	Owner as General Contractor	5,700	435 BELMONT RD	$30.00
20250282	SHED ZO - Shed	12 by 20 accessory BLDG	8/19/2025	WEAVER BARNS LTD	7,000	106 ALAMEDA RD	$30.00
20250281	ASFD - Addition Single Family Dwelling	Installing 4x8 landing and stairs to swimming pool	8/19/2025	Homeowner	1,000	117 CAMPBELL AVE	$155.00
20250280	ZONING - Zoning	Installing 300lf of 6' Fence in side yard	8/22/2025	Homeowner	1,200	225 ALAMEDA RD	$30.00
20250279	ASFD - Addition Single Family Dwelling	Installing 15'x24' x 48" above ground pool	8/18/2025	D&C Pool Contractors	4,000	103 WHITE OAK DR	$185.00
20250278	RSFD - Repair/Remodel Single Family Dwelling	200A electrical service upgrade	8/15/2025	Owner as General Contractor	2,500	223 CAMPBELL AVE	$100.00
20250277	FCOP - Fire Code Operational	Brenckle's will be hosting a community fair type event including craft vendors, face painting, food/beverage companies and selling	8/16/2025		0	543 EVANS CITY RD	$100.00

		produce from the greenhouse.					
20250276	ZONING - Zoning	Installing 87 lf of 4' fence in rear yard	8/14/2025	Ergeon Fences	1,000	604 MERCER RD	$30.00
20250275	AOCC - Application for Occupancy	Outdoor & Hunting Outfitter And Heavy Truck Detailing	8/12/2025	Homeowner	100	520 EVANS CITY RD	$165.00
20250274	ZONING - Zoning	Installing 12'x20' deck to front of house and 8'x12' on side	8/12/2025	Homeowner	1,400	303 N DUFFY RD	$30.00
20250273	ASFD - Addition Single Family Dwelling	Installing 14x20 deck with roof in rear yard	8/8/2025	G&D Residential	0	148 JEROME DR	$260.00
20250272	ASFD - Addition Single Family Dwelling	Installing 14x20 Deck to rear of house	8/8/2025	MAX Decks	17,000	104 DOMINIC DR	$155.00
20250270	FCOP - Fire Code Operational	Prepackaged Cookie Sales from a trailer.	8/7/2025		0	500 MORAINE POINTE PLZ	$100.00
20250269	ASFD - Addition Single Family Dwelling	Installing 18x18 roof over patio	8/13/2025	Levi Byler	15,000	112 JEROME DR	$167.00
20250268	ZONING - Zoning	12'x28' deck less than 30" in height	8/6/2025	Homeowner	5,000	235 E METZGER AVE	$30.00
20250267	ASFD - Addition Single Family Dwelling	single story addition, basement foundation & deck with roof	8/6/2025	Ridgeline Builders	240,000	128 BARRICKMAN RD	$1,523.00
20250264	ZONING - Zoning	Ag Accessory BLDG addiction	8/8/2025	Homeowner	10,000	4200 KARLA DR	$30.00
20250263	ZONING - Zoning	Replacing existing deck enlarging to 14x24 less than 30' in height	8/11/2025	Davis Construct LLC	35,000	415 PRESTON DR	$30.00

20250262	SHED ZO - Shed	Installing 191 lf of 4' fence in rear yard and 8x7.5 shed.	8/5/2025	Homeowner	5,852	102 WALNEY DR	$60.00
20250261	ASFD - Addition Single Family Dwelling	Installing 21'x52" above ground pool	8/1/2025	Bandt Installations LLC	1	11 WOODROW ST	$185.00
20250260	SHED ZO - Shed	10 by 12 accessory bldg	8/1/2025	Homeowner	4,000	108 PINECREST CT	$30.00
20250259	AOCC - Application for Occupancy	2 Dehumidifier Trucks in existing Heated Bays	8/1/2025	Owner as General Contractor	100	520 EVANS CITY RD	$165.00
20250258	SHED ZO - Shed	8 by 12 accessory bldg	8/1/2025	Homeowner	3,250	205 MERIDIAN RD	$30.00
20250257	ZONING - Zoning	Installing 80 lf of 40"' fence in rear yard	8/1/2025	Homeowner	360	125 BLAIR DR	$30.00
20250256	Pool - Swimming Pool	Installing 15'x54" aboveground pool in rear yard	7/31/2025	D&C Pool Contractors	1,452	328 MERIDIAN RD	$185.00
20250255	Pool - Swimming Pool	Installing 14x28 inground pool & 200lf of 52" fence in rear yard.	7/31/2025	GOODLIN'S POOLS & SPAS	86,000	331 BELMONT RD	$310.00
20250254	ASFD - Addition Single Family Dwelling	Installing 12x18 roof over concrete slab	7/30/2025	finleys outdoor features llc	7,600	137 Wyncrest Dr.	$155.00
20250236	SHED ZO - Shed	10 by 18 accessory structure	7/30/2025	Homeowner	8,200	221 E METZGER AVE	$30.00
20250233	SIGN - Sign	Burger King sign upgrades 2 wall sign replacement, 1 freestanding sign improvement and various face upgrades per the plan	8/1/2025	CUSTOM SIGNS INC	9,000	142 PITTSBURGH RD	$440.00

20250227	RCB - Repair/Remodel Commercial Building	Renovating existing space to add a Butler Hospital PET CT Project	8/22/2025	Artech Group LLC	0	1 HOSPITAL WAY	$1,664.00
20250221	RCB - Repair/Remodel Commercial Building	Dunkin Store interior Remodel	8/5/2025	Paramount Contract Services, LLC	200,000	540 Butler Crossing Suite 8	$585.00
20250220	GRAD - Grading	Site work and infrastructure as approved	8/5/2025	Omega Building Company; Brian Gaudiano	1,440,876	503 Evans City Road	$100.00
20250208	SIGN - Sign	UPMC outpatient signage	7/31/2025	Advance Sign Co	5,000	160 Alameda Plaza	$155.00
20250201	RCB - Repair/Remodel Commercial Building	Upgrades to existing HVAC system	8/7/2025	Rabe Environmental Systems	1,510,900	120 Campus Lane	$865.00
20250200	RCB - Repair/Remodel Commercial Building	Maintenance and upgrades to existing AT&T equipment	8/7/2025	Erricson Inc C/O chris Kenneday	15,000	964 BULLCREEK RD	$365.00
20250185	NICB - New Commercial Building	New Kelly KIA Car Dealership	8/6/2025	Omega Building Company; Brian Gaudiano	9,000,000	503 Evans City Road	$43,162.00
20250183	ZONING - Zoning	Installing 177 Lf of 4' Fence in rear yard	8/14/2025	Lowes Home Improvement	5,004	180 N DUFFY RD	$30.00
20250140	RCB - Repair/Remodel Commercial Building	Clarks Donuts - New Tenant Remodel	8/12/2025		40,000	126 Point Plaza	$573.00
20240156	ASFD - Addition Single Family Dwelling	Installing 16x24 deck to rear of house	8/14/2025	Zachery Waters	4,600	118 Jerome Drive	$155.00
							$52,529.00

Total Records: 40 **9/5/2025**

AUGUST 2025 REVENUE
Building & Zoning

Building/Zoning Permits	$ 52,329.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 953.68
Land Development	$ 1,500.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 0.00
Operational Permits	$ 200.00
Septic	$ 0.00
Subdivision	$ 200.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 55,182.68**

Code Summary Report Violation Name

Violation Date01/01/2025 TO 08/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	1	3	0	0	1	1	0	2	0	0	0	0	8
Construction without a Permit - Fence	0	0	0	0	0	0	1	1	0	0	0	0	2
Construction without a Permit - Residential	1	0	1	0	1	0	1	0	0	0	0	0	4
Failure to obtain proper inspection	0	0	0	1	0	0	0	0	0	0	0	0	1
Garbage	0	2	0	6	3	0	3	0	0	0	0	0	14
Grass Violations	0	0	0	0	6	5	1	1	0	0	0	0	13
Junked or Abandoned Vehicle	0	1	0	2	1	0	0	0	0	0	0	0	4
Kennel	0	0	0	0	0	0	0	1	0	0	0	0	1
Non-Domesticated Pets	0	0	1	0	1	0	0	1	0	0	0	0	3
Totals:	**2**	**6**	**2**	**9**	**13**	**6**	**6**	**6**	**0**	**0**	**0**	**0**	**50**

Commercial Occupancy Certificates

July 30, 2025 to August 26, 2025

RAS Outdoors	520 Evans City Road
Spirit Halloween	190 Alameda Plaza
UPMC Butler	160 Alameda Plaza