Building & Zoning Monthly Report

July 2025

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New Townhouses
Autumn Woods

Deck/Porch Addition
Highfield Trails

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 Commercial Site
Evans City Road

JULY PLANNING COMMISSION AGENDA ITEMS

Farmers Mutual Subdivision - South Eberhart Road

The referenced Subdivision Plan is located on South Eberhart Road in the R-1 (Single Family Residential) Zoned District and C-2 (Convenience Commercial) Zoned District. The plan proposes a lot line revision. Planning Commission recommended to grant the modification request for an odd shaped lot and final approval of the Farmers Mutual Subdivision contingent upon:

1. Compliance with Gateway Engineers' letter dated July 17, 2025,
2. Review by Butler County Planning Commission, and
3. Approval of the proposed Change of Zoning

Farmers Mutual Change of Zoning - South Eberhart Road

The referenced Change of Zoning Plan is located on South Eberhart Road in the R-1 (Single Family Residential) Zoned District and C-2 (Convenience Commercial) Zoned District. The plan proposes to rezone a tract of land on South Eberhart Road from the R-1 (Single Family Residential) Zoned District to C-2 (Convenience Commercial) Zoned District. The parcel to be rezoned is currently identified as Tax Map No. 056-18-8A2, a portion of which is proposed to be consolidated with, and become part of, lot 056-18-8A1. Planning Commission recommended to grant the change of zoning from R-1 (Single Family Residential) Zoned District to C-2 (Convenience Commercial) as submitted.

JULY ZONING HEARING BOARD APPEALS

Appeal No. 2025-03 - There has been an appeal filed by Jordan T. Myers (A.J. Myers & Sons Inc.) for a special exception for a comparable use not specifically listed to have a parking area for school vehicles. The property is located at 520 Evans City Road, Butler, PA (Tax Map Number 056-17-1C-0000). The owners of the property are Richard & Robb Ritenour. The Zoning Hearing Board granted the special exception for a comparable use not specifically listed to use the subject property as a parking lot for school vehicles and the vehicles of their operators.

Permit Report

06/25/2025 - 07/29/2025

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20250252	ASFD - Addition Single Family Dwelling	Adding 16"x40" deck to existing deck	7/28/2025	GB Construction	10,500	208 CARRINGTON AVE	$325.00
20250251	SHED ZO - Shed	Installing 20x18 accessory structure in rear yard	7/29/2025	Homeowner	4,500	136 Jerome Dr	$30.00
20250250	ZONING - Zoning	Temporary Sign Permit	7/25/2025	Homeowner	200	248 PITTSBURGH RD	$60.00
20250248	SHED ZO - Shed	Installing 7x7 Shed in side yard	7/25/2025	Homeowner	1,000	443 WHITESTOWN RD	$30.00
20250247	SHED ZO - Shed	Installing 10x15 Accessory Building	7/25/2025	Homeowner	2,450	139 Wyncrest Dr	$30.00
20250246	ASFD - Addition Single Family Dwelling	Garage porch and living space addition to single family dwelling	7/24/2025	Dan Byler	1	115 DELAWARE DR	$774.00
20250244	ZONING - Zoning	Installing 48 lf of 6' fence in rear yard	7/22/2025	Homeowner	1,000	123 BLAIR DR	$30.00
20250242	RSFD - Repair/Remodel Single Family Dwelling	200a electrical service upgrade	7/22/2025		1,400	128 ARTLEE AVE	$100.00
20250241	FCOP - Fire Code Operational	Ace Hardware Car Cruise August 3, Noon to 3pm.	7/21/2025		100	260 GREATER BUTLER MART	$100.00
20250240	FCOP - Fire Code Operational	Grand Opening Event	7/18/2025		0	245 PITTSBURGH RD	$100.00

20250239	FCOP - Fire Code Operational	Lowrie Place Car Cruise July 19th Noon to 4pm.	7/18/2025		10	100 STIRLING VILLAGE	$100.00
20250238	ZONING - Zoning	6ft privacy fence in side/rear yard	7/18/2025	JTR Construction Group	3,500	118 HOLLAND DR	$30.00
20250237	SHED ZO - Shed	20 by 30 accessory structure	7/15/2025	Homeowner	20,000	213 CAMPBELL AVE	$30.00
20250235	ZONING - Zoning	Demo of detached accessory structure	7/15/2025	Domenic Stelitano	14,000	940 E BRADY ST	$30.00
20250234	ASFD - Addition Single Family Dwelling	Installing 18'x54" aboveground pool	7/11/2025	D&C Pool Contractors	5,300	111 CHARLES DR	$185.00
20250232	ZONING - Zoning	Installing 261 lf of 4' fence in rear yard	7/9/2025	Troy Douthett	8,700	4103 KENNEDY DR	$30.00
20250231	ZONING - Zoning	Installing 98 lf of 4' fence in rear yard	7/9/2025	BLAINE FENCING	3,587	202 HAVENHILL DR	$30.00
20250230	ASFD - Addition Single Family Dwelling	Roof mounted solar array	7/29/2025	Freedom Forever Pennsylvania	60,591	113 ALYSSUM DR	$230.00
20250229	ZONING - Zoning	Installing 189 lf of 4 fence in rear yard	7/15/2025	FENCE MAINTENANCE SERVICE (DAN)	5,185	102 BLACKSHIRE RD	$30.00
20250228	ZONING - Zoning	Storable swimming pool	7/21/2025	Homeowner	1	292 EVANS CITY RD	$35.00
20250226	ZONING - Zoning	Installing 225 lf of 6" fence in rear yard	7/9/2025	Safe Surroundings LLC	6,500	110 AVON DR	$30.00
20250225	ASFD - Addition Single Family Dwelling	Installing 18x20 deck to above ground pool	7/3/2025	Homeowner	8,000	112 RURAL DR	$155.00
20250224	ZONING - Zoning	Installing 114 lf of 42" Fence in front yard	7/2/2025	Homeowner	600	116 DUNCAN DR	$30.00
20250223	ASFD - Addition Single Family Dwelling	16x16 Deck addition	7/2/2025	Hammer & Nails Construction	9,000	204 WYNCREST DR	$155.00

20250219	ASFD - Addition Single Family Dwelling	Remodel, living space addition on basement foundation & garage addition.	7/1/2025	Homeowner	50,000	315 WHITESTOWN RD	$1,052.00
20250217	FCOP - Fire Code Operational	Temporary Firework Sales June 30th 2025 thru July 5th, 2025.	6/30/2025		100	400 BUTLER COMMONS	$200.00
20250216	ZONING - Zoning	Demo/removal of existing accessory bldg	6/27/2025	Homeowner	2,000	213 CAMPBELL AVE	$30.00
20250215	SHED ZO - Shed	Installing 12x28 shed in rear yard	6/27/2025	Homeowner	11,000	102 Victor Rd.	$30.00
20250214	ZONING - Zoning	Installing 92 lf of 6' fence in rear yard	6/27/2025	FENCE MAINTENANCE SERVICE (DAN)	3,158	208 OAKLAND AVE	$30.00
20250213	NSFD - New Single Family Dwelling	2 story, with Basement. 4 bedroom 2.5 baths	7/10/2025	DR Horton	162,010	349 GLENEAGLES DR	$2,410.00
20250212	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	7/21/2025	DR Horton	127,330	365 GLENEAGLES DR	$2,204.00
20250211	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	7/21/2025	DR Horton	148,580	367 GLENEAGLES DR	$2,431.00
20250210	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2 baths	7/21/2025	DR Horton	127,330	369 GLENEAGLES DR	$2,086.00
20250209	ASFD - Addition Single Family Dwelling	Installing 15x16 deck with roof to rear of house	7/2/2025	Joe Pascoe Contracting	17,000	127 WINTERWOOD DR	$155.00
20250207	ACB - Addition Commercial Building	Baldauf Autobody addition	7/23/2025	P&W Construction	71,120	59 PITTSBURGH RD	$540.00

20250206	ASFD - Addition Single Family Dwelling	Demolition of existing 18x20garage. Replacement with garage addition, non habitable storage and breezeway.	6/25/2025	Homeowner	50,000	4321 HIGHLAND AVE	$743.00
20250203	ASFD - Addition Single Family Dwelling	Garage addition 44x80 single story	6/27/2025	Eli Hostetler	150,000	102 Victor Rd.	$1,495.00
20250199	ASFD - Addition Single Family Dwelling	Roof mounted solar array	6/25/2025	Trinity Solar	21,377	136 JEROME DR	$230.00
20250198	ASFD - Addition Single Family Dwelling	Installing 25 x 16 Deck on rear of house	7/8/2025	DLM Construction LLC	24,250	202 WYNCREST DR	$205.00
20250180	SIGN - Sign	Crematory Building SIGNAGE	7/2/2025	SIGNS BY RICK INC	2,000	142 NEW CASTLE RD	$155.00
20250167	NSFD - New Single Family Dwelling	1 Story Duplex Unit, Slab on Grade. 3 bedroom 2 baths	7/9/2025	DR Horton	127,330	350 Gleneagles Drive	$1,938.00
20250166	NSFD - New Single Family Dwelling	1 Story Duplex Unit, Slab on Grade. 3 bedroom 2 baths	7/9/2025	DR Horton	127,330	352 Gleneagles Drive	$1,938.00
20250147	RCB - Repair/Remodel Commercial Building	Burger King Facade improvements	7/2/2025	Gildea Group LLC	100,000	142 PITTSBURGH RD	$365.00
20250135	RCB - Repair/Remodel Commercial Building	commercial remodel new tenant, McCalman Wellness Center	7/16/2025	Owner as General Contractor	70,000	197 NEW CASTLE RD	$474.00
20250124	RCB - Repair/Remodel Commercial Building	School Reroof	7/9/2025	Pennsylvania Roofing Systems	865,000	210 MECHLING DR	$925.00

20250123	NICB - New Commercial Building	Butler Intermediate School Greenhouse	7/9/2025	Lockton Companies LLC	65,000	551 FAIRGROUND HILL RD	$853.00
20250122	NICB - New Commercial Building	Butler High School Greenhouse	7/9/2025	Lockton Companies LLC	65,000	112 Campus LN	$853.00
20250121	RCB - Repair/Remodel Commercial Building	Butler School Dist Reroof Au	7/9/2025		541,469	112 Campus LN	$306.00
20250120	ZONING - Zoning	Spirit Halloween Temp banner 60 days	7/14/2025	Owner as General Contractor	1,200	190 Alameda Plaza	$60.00
20250119	AOCC - Application for Occupancy	Halloween Superstore	7/14/2025	Owner as General Contractor	1,000	190 Alameda Plaza	$165.00
							$24,552.00

Total Records: 50 **7/30/2025**

JULY 2025 REVENUE
Building & Zoning

Building/Zoning Permits	$ 24,052.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 300.00
Land Development	$ 0.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 0.00
Operational Permits	$ 500.00
Septic	$ 0.00
Subdivision	$ 0.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 400.00
TOTAL	**$ 25,252.00**

Code Summary Report Violation Name

Violation Date01/01/2025 TO 07/31/2025

	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	0	0	0	0	0	6
Construction without a Permit - Fence	0	0	0	0	0	0	1	0	0	0	0	0	1
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	0	0	0	0	0	12
Junked or Abandoned Vehicle	0	1	0	2	1	0	0	0	0	0	0	0	4
Non-Domesticated Pets	0	0	1	0	1	0	0	0	0	0	0	0	2
Totals:	**2**	**6**	**2**	**9**	**13**	**6**	**6**	**0**	**0**	**0**	**0**	**0**	**44**

Commercial Occupancy Certificates

June 25, 2025 to July 29, 2025

There were no new Commercial Occupancy Certificates issued in July.