Building & Zoning Monthly Report

October 2025

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New Manufactured Home
K & L Lane

Commercial Business Remodel
Pittsburgh 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 Dwelling Remodel
Whitestown Road

OCTOBER PLANNING COMMISSION AGENDA ITEMS

Establish 2026 Meeting Dates
Planning Commission set January 6, February 3, March 3, April 7, May 5, June 2, July 7, August 4, September 1, October 6, November 3, and December 1 as their meeting dates for 2026.

Autumn Woods Phase 2 Revision 1 Subdivision - Cherry Tree Drive
The referenced Subdivision Plan is located on Cherry Tree Drive in the R-1 (Single Family Residential) Zoned District. The plan proposes a lot line revision of Lots 214A-214D and 215A-215D to accommodate narrower townhome units. Planning Commission recommended to grant final approval of the Autumn Woods Phase 2 Revision 1 Subdivision.

OCTOBER ZONING HEARING BOARD APPEALS

Appeal No. 2025-05 - There has been an appeal filed by AT&T Mobility for a variance from the front yard setback. The property is located at 103 Germaine Road, Butler, PA. (Tax Map Number 053-15-F1-0000). The owner of the property is Pennsylvania-American Water Company. The Zoning Hearing Board granted the applicants request for a 34-foot variance from the 50-foot front yard set-back requirement of the Ordinance to construct the proposed ground equipment and fence in the front yard of the property along State Route 8.

Appeal No. 2025-06 - There has been an appeal filed by Patrick McCurdy for a variance from the rear yard setback. The property is located at 137 Heather Drive, Butler, PA. (Tax Map Number 054-33-D53-0000). The owners of the property are Patrick & Jillian McCurdy. The Zoning Hearing Board granted the applicants request for a variance of 4 feet from the 25-foot rear property setback line of the Ordinance to construct the proposed swimming pool.

Permit Report

09/24/2025 - 10/28/2025

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20250362	DEMO - Demolition	Demo 18 by 18 accessory structure	10/24/2025	Owner as General Contractor	100	1099 CENTER AVE	$30.00
20250359	RSFD - Repair/Remodel Single Family Dwelling	200a service upgrade	10/23/2025		2,000	119 E BOUNDARY ST	$100.00
20250357	ASFD - Addition Single Family Dwelling	24x64 Garage addition & 16x16 roof over concrete patio	10/22/2025	Homeowner	20,000	261 HOME AVE	$778.00
20250355	ASFD - Addition Single Family Dwelling	Installing 6x11 front porch with roof & 16x18 roof over rear patio	10/21/2025	Josh Schulthesis	23,000	4322 HIGHLAND AVE	$182.00
20250354	ZONING - Zoning	Installing 176 lf of 4'fence in rear yard	10/20/2025	PENN FENCING, INC.	5,549	117 WHITESTOWN RD	$30.00
20250353	AOCC - Application for Occupancy	Application FOr Occupancy ZIVD Smoke Tobacco	10/22/2025	Owner as General Contractor	500	937 E JEFFERSON ST	$165.00
20250352	SHED ZO - Shed	Installing 12x16 shed in side yard	10/20/2025	Homeowner	6,500	205 OAKLAND AVE	$30.00
20250350	SHED ZO - Shed	Installing 8x10 shed in rear yard	10/16/2025	Owner as General Contractor	1,500	217 THORNWOOD DR	$30.00
20250348	RCB - Repair/Remodel Commercial Building	8 sports lighting poles, associated underground electrical to include disconnect meter base, 800 amp panel	10/14/2025	I & Y Contracting, LLC	961,550	161 Hollywood Drive	

20250347	ZONING - Zoning	24 by 24 accessory bldg	10/9/2025	Homeowner	5,400	229 E ROCKENSTEIN AVE	$30.00
20250346	SHED ZO - Shed	10 by 16 accessory building	10/9/2025	Homeowner	5,000	116 LINHURST AVE	$30.00
20250344	SHED ZO - Shed	Installing 10x18 accessory structure in side yard	10/9/2025	Homeowner	2,255	109 MAIN ST	$30.00
20250343	ZONING - Zoning	Installing 80 lf of 6' fence in rear yard	10/9/2025	FENCE MAINTENANCE SERVICE (DAN)	1	165 DUTCHTOWN RD	$30.00
20250342	ZONING - Zoning	Installing 145 lf of 4' fence in rear yard	10/9/2025	Homeowner	1	1502 CHERRY TREE DR	$30.00
20250341	ASFD - Addition Single Family Dwelling	Installing 16x20 deck with roof and stairs	10/20/2025	Creekside Const. & Metal Roofing	38,000	132 W MCQUISTION RD	$296.00
20250337	ZONING - Zoning	Installing 300 lf of 6' fence in rear yard	10/3/2025	FENCE MAINTENANCE SERVICE (DAN)	12,935	103 DEER RUN DR	$30.00
20250336	ASFD - Addition Single Family Dwelling	Installing 14x16 deck to rear of house	10/7/2025	MAX Decks	11,000	202 CHERRY TREE DR	$155.00
20250335	ASFD - Addition Single Family Dwelling	Installing 10x19 porch roof over concrete slab on front of house	10/2/2025	Homeowner	28,000	797 BULLCREEK RD	$155.00
20250334	ZONING - Zoning	Installing 258 lf of 6' fence in rear yard	9/30/2025	Owner as General Contractor	1,000	120 ROTHEN ST	$30.00
20250333	ZONING - Zoning	9x20 gazebo and 3'x32' pergola structurally connected	9/30/2025	Owner as General Contractor	1,750	123 STALEY AVE	$30.00
20250332	NSFD - New Single Family Dwelling	New Single Family Dwelling. Slab on Grade, 1 story, 3	10/15/2025	Maronda Homes LLC	281,344	115 JULY DRIVE	$2,389.00

		bedroom, 2 baths.					
20250329	ZONING - Zoning	Installing 231 lf of 5' fence in rear yard	9/29/2025	BLAINE FENCING	11,900	110 ALYSSUM DR	$30.00
20250328	SHED ZO - Shed	Installing 26x20 Accessory building in side yard	9/29/2025	Homeowner	1	224 MERIDIAN RD	$30.00
20250327	SHED ZO - Shed	Installing 12x16 shed in rear yard	9/25/2025	Homeowner	3,000	207 S DUFFY RD	$30.00
20250326	ASFD - Addition Single Family Dwelling	Replacement of accessory structure	9/30/2025	Homeowner	1	200 EDGEWOOD RD	$30.00
20250325	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	10/7/2025	Trinity Solar	30,687	134 RANDY DR	$230.00
20250324	ASFD - Addition Single Family Dwelling	Installing 12x20 deck with 12x12 roof on rear of house	10/1/2025	Joe Pascoe Contracting	18,000	343 GLENEAGLES DR	$197.00
20250316	NSFD - New Single Family Dwelling	15'x68' Industrialized home on pier foundation	10/7/2025	SHOWCASE MOBILE HOMES INC	126,000	30 K&L Ln.	$312.00
20250314	RCB - Repair/Remodel Commercial Building	Clarks Donuts - HVAC Upgrades	10/21/2025	Fire and Ice Heating and Cooling	11,200	126 Point Plaza	$365.00
20250300	RCB - Repair/Remodel Commercial Building	RTU Replacement @ Vision works	10/8/2025	Remco Inc	12,500	540 Butler Crossing Suite 1	$265.00
20250287	ASFD - Addition Single Family Dwelling	installing 261sf roof mounted solar array	10/20/2025	Empwr solar llc	7,865	202 OLIVER DR	$230.00
20250284	ACB - Addition Commercial Building	AT&T Wireless Communication facility colocation on existing water tank	10/23/2025	Ansco & Associates LLC	120,000	103 GERMAINE RD	$705.00
20250249	SIGN - Sign	Butler Intermediate School Signage	10/17/2025	RPM Signsd and Lighting	25,300	551 FAIRGROUND HILL RD	$305.00

20250218	GRAD - Grading	Storm Water Mgmt Project	10/17/2025	Owner as General Contractor	0	627 Evans City Road	$100.00
20250118	ZONING - Zoning	temp Banner 30 plus 30 days Keystone Club	9/24/2025	Owner as General Contractor	250	220 GREATER BUTLER MART	$60.00
							$7,469.00

Total Records: 35 **10/30/2025**

OCTOBER 2025 REVENUE
Building & Zoning

Building/Zoning Permits	$ 7,924.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 147.56
Land Development	$ 1,500.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 0.00
Operational Permits	$ 0.00
Septic	$ 0.00
Subdivision	$ 400.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 400.00
TOTAL	**$ 10,371.56**

Building/Zoning Permits includes $455.00 dollars for Permit #20250210 that was issued in July, and revised plans were submitted increasing original fee.

Code Summary Report Violation Name

Violation Date01/01/2025 TO 10/31/2025

	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	1	0	0	0	9
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	1	1	0	0	6
Failure to obtain proper inspection	0	0	0	1	0	0	0	0	1	0	0	0	2
Garbage	0	2	0	6	3	0	3	0	1	2	0	0	17
Grass Violations	0	0	0	0	6	5	1	1	4	3	0	0	20
Junked or Abandoned Vehicle	0	1	0	2	1	0	0	0	2	1	0	0	7
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**	**10**	**7**	**0**	**0**	**67**

Commercial Occupancy Certificates

September24, 2025 to October 28, 2025

There were no new Commercial Occupancy Certificates issued in October.