Building & Zoning Monthly Report

November 2025

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Residential Remodel
Belmont Road

Roof Addition
Meridian 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 Single Family Dwelling
Duffy Highlands

NOVEMBER PLANNING COMMISSION AGENDA ITEMS

Eagal Subdivision - Whitestown Road / Young Avenue

The referenced Subdivision Plan is located at the intersection of Whitestown Road and Young Avenue in the R-2 (Multifamily Residential) Zoned District. The plan proposes to consolidate two parcels and then subdivide into three lots. Planning Commission recommended to grant final approval of the Eagal Subdivision.

Chick-fil-A Land Development - Butler Crossing

The referenced Land Development Plan is located at 660 Butler Crossing in the Butler Crossing Development in the C-1 (General Commercial) Zoned District. The plan proposes the construction of a new restaurant with drive-thru lanes, parking area, stormwater controls and associated site improvements. Planning Commission recommended to grant final approval of the Chick-fil-A Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated October 28, 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. Sewage Approval from PA American Water, and
5. Executing a Stormwater Operation and Maintenance Agreement, and
6. Approval from DEP for the Planning Module

NOVEMBER ZONING HEARING BOARD APPEALS

Appeal No. 2025-07 - There has been an appeal filed by Cleveland-Cliffs Advanced Materials Inc. for a variance from the front yard setback. The property is located at 1 Armco Drive, Lyndora, PA. (Tax Map Number 052-66-1-0000). The property owner is Armco Advanced Materials Corporation. The Zoning Hearing Board granted the applicant's request for a variance from the 50-foot front yard setback requirement of the ordinance to 1'3" to construct the proposed addition along Bessemer Avenue in the location requested.

Appeal No. 2025-08 - There has been an appeal filed by Big Luckys Skill Games – Zach and Andrew Rowland for a special exception for indoor amusement. The property is located at 186B New Castle Road, Butler, PA (Tax Map Number 056-21-2-0000). The property owners are Douglas and Diane Miller. The Zoning Hearing Board granted the applicant's request for a special exception for the proposed indoor amusement use for the subject property.

Butler Township
INCORPORATED 1804

Permit Report

10/29/2025 - 11/25/2025

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20250392	RSFD - Repair/Remodel Single Family Dwelling	Replacement of under floor D.W.V. system	11/21/2025	Homeowner	4,000	129 DESHON CT	$55.00
20250382	ASFD - Addition Single Family Dwelling	Installing 14x20 Deck on rear of house	11/19/2025	MAX Decks	14,000	304 CHERRY TREE DR	$155.00
20250381	ASFD - Addition Single Family Dwelling	Installing 12x12 roof over existing patio	11/19/2025	MAX Decks	14,000	123 JEROME DR	$155.00
20250380	ASFD - Addition Single Family Dwelling	Enclose existing 15x20 deck to non conditioned sun room	11/17/2025	McFadden Construction LLC	30,000	104 CUPPS RD	$155.00
20250379	SHED ZO - Shed	Installing 24x30 & 10x10 accessory structure in rear yard	11/14/2025	Homeowner	17,500	500 WHITESTOWN RD	$30.00
20250375	SIGN - Sign	Butler INN Application for Occupancy	11/10/2025	Owner as General Contractor	5,000	138 PITTSBURGH RD	$165.00
20250374	ZONING - Zoning	Installing 280 lf of 4' fence in rear yard	11/6/2025	PENN FENCING, INC.	1	120 EASY ST	$30.00

20250372	NSFD - New Single Family Dwelling	New Single Family Dwelling. Slab on Grade, 1 story, 2 bedroom, 2 baths.	11/10/2025	Maronda Homes LLC	252,056	120 JULY DRIVE	$1,935.00
20250371	ZONING - Zoning	Installing 193 lf of 54"fence in rear yard	11/3/2025	FENCE MAINTENANCE SERVICE (DAN)	8,640	115 DOMINIC DR	$30.00
20250370	ASFD - Addition Single Family Dwelling	Installing 12x16 Deck on rear of house	11/3/2025	Homeowner	15,000	140 HOMEWOOD DR	$155.00
20250369	SHED ZO - Shed	Installing 10x12 Shed in rear yard	10/30/2025		5,623	103 JEROME DR	$30.00
20250368	ZONING - Zoning	Installing 225 lf of 5' fence in rear yard	10/29/2025	Homeowner	1	5324 COLONIAL AVE	$30.00
20250365	ZONING - Zoning	Fence 4 ft	10/29/2025	BLAINE FENCING	2,756	109 WOODLAWN RD	$30.00
20250364	ZONING - Zoning	Installing 50 lf of 6' fence in side yard	10/29/2025	Homeowner	100	438 S EBERHART RD	$30.00
20250363	ZONING - Zoning	Installing 106 lf of 4' fence in side and front yard	10/30/2025	FENCE MAINTENANCE SERVICE (DAN)	3,917	345 EVANS CITY RD	$30.00
20250361	RCB - Repair/Remodel Commercial Building	Stirling Eye Care Replace 2 HVAC Units	11/12/2025	Pyle Heating and Cooling	10,180	166 POINT PLZ	$265.00
20250360	ZONING - Zoning	Installing 12x20shed in side yard and installing 222 lf of 4' fence in front yard	10/29/2025	PENN FENCING, INC.	1	102 BELMONT RD	$60.00

20250358	RCB - Repair/Remodel Commercial Building	Goodwill renovations to bathroom and electrical upgrades	10/30/2025	Lombardo Industries Inc	10,000	370 NEW CASTLE RD	$265.00
20250351	ASFD - Addition Single Family Dwelling	Roof mounted solar array	11/5/2025	Trinity Solar	21,865	139 DUTCHTOWN RD	$230.00
20250349	SHED ZO - Shed	Installing 10x12 Shed in rear yard	10/31/2025	Homeowner	700	105 WILLIAMS RD	$30.00
20250330	SIGN - Sign	Butler INN signage upgrades	11/6/2025	Atlas Sign and Lighting	4,900	138 PITTSBURGH RD	$150.00
20250299	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	11/13/2025	Freedom Forever Pennsylvania	19,833	129 JEROME DR	$230.00
20250164	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	11/3/2025	DR Horton	187,680	401 Cherry Tree Drive	$2,529.00
20250163	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	11/3/2025	DR Horton	187,680	402 Cherry Tree Drive	$2,529.00
20250162	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	11/3/2025	DR Horton	187,680	403 Cherry Tree Drive	$2,529.00
20250161	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	11/3/2025	DR Horton	187,680	404 Cherry Tree Drive	$2,529.00
20250160	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	11/10/2025	DR Horton	187,680	501 Cherry Tree Drive	$2,529.00

20250159	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	11/10/2025	DR Horton	187,680	502 Cherry Tree Drive	$2,529.00
20250158	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	11/10/2025	DR Horton	187,680	503 Cherry Tree Drive	$2,529.00
20250157	NSFD - New Single Family Dwelling	3 Story Townhouse Slab on Grade. 3 bedroom 2.5 baths	11/10/2025	DR Horton	187,680	504 Cherry Tree Drive	$2,529.00
							$24,477.00

Total Records: 30 **12/8/2025**

NOVEMBER 2025 REVENUE
Building & Zoning

Building/Zoning Permits	$ 24,477.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 218.88
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	**$ 26,195.88**

Code Summary Report Violation Name

Violation Date01/01/2025 TO 11/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	1	3	0	0	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

October 29, 2025 to November 25, 2025

ZIVO Smoke Tobacco	937 East Jefferson Street