Building & Zoning Monthly Report

July 2026

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Skander Tire
Lyndora/Lyn-Mar Plaza

New single family dwelling
Sugar Creek 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 single family dwelling
McCalmont Road

JULY PLANNING COMMISSION AGENDA ITEMS

Autumn Woods Rev. Plan 2 Rev. 1 – Subdivision
Cherry Tree Drive

The referenced Subdivision Plan is located along Cherry Tree Drive in the R-1 Single Family Residential Zoning District. The plan proposes a lot line revision of lots 214A-R through 214D-R.

Correcting parcel boundaries between the party walls

Geibel Funeral Home – Land Development
New Castle Road

This will be a 40x80 building used for maintenance and storage and will have no public access or employee access. The only utility plan to be run to the building will be electric. The plan for stormwater is to slightly expand the preexisting stormwater pond for the new building.

The referenced Land Development Plan is located North of New Castle Road. The property is zoned C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of an additional 3,200 SF accessory building.

JULY ZONING HEARING BOARD APPEALS

July 8,2026

Appeal No. 2026-2 received May 13, 2026. The applicants are property owners Peter & Kathy Rogerson. They are asking for a variance from Butler Township's Zoning Ordinance, Chapter 300-22.C.(7)(e) regarding the number of permitted accessory structures on a lot. The property is located at 123 Staley Avenue Butler, PA (Tax Map Number 056-19-H2-0000). The applicant was marked as Board Exhibit 1. The applicant Kathy Rogerson stated they didn't know they needed a permit to build a gazebo in their backyard.

Butler Township
INCORPORATED 1804

Permit Report

06/22/2026 - 07/28/2026

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20260245	ZONING - Zoning	4 ft fence per plan	7/28/2026	BLAINE FENCING	4,686	1072 FOREST OAKS DR	$30.00
20260244	SHED ZO - Shed	remove existing 8 by 12 accessory bldg and install 12 ft by 20 ft accessory bldg	7/27/2026	Owner as General Contractor	2,200	121 FORTIETH ST	$30.00
20260243	ASFD - Addition Single Family Dwelling	Installing 12x20 and 4x9 deck to rear of house.	7/27/2026	Veteran Decks	25,000	145 WYNCREST DR	$155.00
20260242	ZONING - Zoning	Installing 10x24 deck less than 30" at front of house	7/24/2026	Homeowner	10,000	448 S DUFFY RD	$30.00
20260240	ZONING - Zoning	6 ft fence replace with minor changes	7/23/2026	BLAINE FENCING	6,800	118 AVON DR	$30.00
20260238	ZONING - Zoning	Installing 150lf of 54" in rear yard	7/22/2026	ALLWAYS VINYL	6,335	103 Dominic DR	$30.00
20260237	SHED ZO - Shed	Installing 12x18 Shed in rear yard	7/21/2026	Owner as General Contractor	5,400	125 PINECREST CT	$30.00
20260235	Pool - Swimming Pool	On ground storable swimming pool	7/21/2026	Homeowner	600	314 YOUNG AVE	$35.00

20260233	ZONING - Zoning	Installing 233 lf of 4' fence in rear yard	7/21/2026	BLAINE FENCING	11,244	111 S WOODLAWN RD	$30.00
20260232	ASFD - Addition Single Family Dwelling	Replace existing deck and add roof	7/21/2026	Cousins Construction	47,109	110 SUGAR CREEK DR	$223.00
20260231	ASFD - Addition Single Family Dwelling	Installing 14x16 roof over existing patio	7/20/2026	Bright Covers	14,257	207 RURAL DR	$155.00
20260230	ASFD - Addition Single Family Dwelling	Installing EV Charger in garage	7/21/2026	Bruce-Merrilees Electric LLC	1,186	111 W ROCKENSTEIN AVE	$125.00
20260229	RSFD - Repair/Remodel Single Family Dwelling	200 a service upgrade	7/15/2026	Owner as General Contractor	2,000	262 CRISSWELL RD	$100.00
20260228	SHED ZO - Shed	10 by 2 shed	7/15/2026	Homeowner	4,000	134 RANDY DR	$30.00
20260227	ZONING - Zoning	Installing 150 lf of 6' fence in rear yard	7/24/2026	RE Conners Const	6,039	102 FOXCROFT DR	$30.00
20260224	SHED ZO - Shed	Installing 5x6 Accessory Structure	7/17/2026	Owner as General Contractor	8,000	593 WHITESTOWN RD	$30.00
20260220	ASFD - Addition Single Family Dwelling	Installing 10x14 Roof over existing front porch	7/15/2026	WALDROP CONSTRUCTION	50,005	127 GREENWOOD DR	$155.00
20260219	AOCC - Application for Occupancy	Application for Occupancy	7/13/2026	Owner as General Contractor	100	1139 N MAIN ST EXT	$165.00
20260218	ASFD - Addition Single Family Dwelling	Above ground storable pool 18'x48"	7/13/2026	Homeowner	1	122 CHARLES DR	$39.50
20260217	ASFD - Addition Single Family Dwelling	Enclosing existing covered porch to sunroom	7/13/2026	Homeowner	15,000	123 IRENE DR	$155.00
20260216	ASFD - Addition Single Family Dwelling	Installing 14x34 in ground pool with ASTM safety cover	7/13/2026	Foster Pools	75,000	102 Victor Rd.	$280.00

20260215	SHED ZO - Shed	Installing 32x30 accessory structure in rear yard	7/10/2026	Pole Barns Direct	28,000	128 WISE RD	$30.00
20260214	ZONING - Zoning	Installing 253 lf of 4' fence in rear yard	7/10/2026	Homeowner	2,000	127 WINTERWOOD DR	$30.00
20260213	FCOP - Fire Code Operational	Community Day with carnival games, inflatables, food, books, and food bank distribution.	7/10/2026		0	10 AUSTIN AVE	$100.00
20260212	SHED ZO - Shed	Installing 20x20 accessory structure in rear yard	7/9/2026	Homeowner	5,000	108 DUTCHTOWN RD	$30.00
20260211	ASFD - Addition Single Family Dwelling	20x25 single story living space addition with 396 sf deck with roof	7/10/2026	Homeowner	40,000	365 EVANS CITY RD	$1,005.00
20260210	ZONING - Zoning	Installing 10x14 shed & 257 lf of 6' fence in rear yard	7/10/2026	ALLWAYS VINYL	15,000	110 DOMINIC DR	$60.00
20260209	ZONING - Zoning	Demo existing Accessory Building - Shanty	7/6/2026	Carter Shandick	500	435 WHITESTOWN RD	$30.00
20260208	ASFD - Addition Single Family Dwelling	Installing 20'x50' in ground pool in rear yard	7/27/2026	GOODLIN'S POOLS & SPAS	150,000	287 VOGEL RD	$310.00
20260205	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	7/6/2026	Homeowner	10,000	115 ART LIN DR	$230.00
20260203	FCOP - Fire Code Operational	Temporary Firework Sales June 30th 2026	6/30/2026		100	400 BUTLER COMMONS	$200.00

		thru July 5th, 2026.					
20260202	ZONING - Zoning	4ft fence rear yard	6/30/2026	Shly Deck Co	6,000	365 GLENEAGLES DR	$30.00
20260201	SHED ZO - Shed	Repairs to existing accessory building 22x40. Owner use private storage only accessory structure	6/30/2026	Owner as General Contractor	19,000	160 Delwood Rd	$130.00
20260200	ASFD - Addition Single Family Dwelling	Installing 21' x 52" above ground pool in rear yard	7/1/2026	Country Pools & Spas	6,000	224 S EBERHART RD	$185.00
20260199	SHED ZO - Shed	Installing 7'x7' shed in rear yard	6/30/2026	Owner as General Contractor	8,000	212 BEECH RD	$30.00
20260198	ZONING - Zoning	4 ft fence front yard	6/26/2026	Owner as General Contractor	2,000	153 JEROME DR	$30.00
20260197	ASFD - Addition Single Family Dwelling	Installing above ground pool: 24' x52"	6/29/2026	Homeowner	1	118 CHARLES DR	$185.00
20260193	NSFD - New Single Family Dwelling	2 story home on basement foundation 2016 sf Living Space, 1008 sf unfinished basement	7/21/2026	Parry Custom Homes	392,850	310 GARDEN AVE	$2,816.00
20260192	ASFD - Addition Single Family Dwelling	Installing 14x20 deck to rear of house	6/30/2026	MAX Decks	17,000	401 Cherry Tree Drive	$155.00
20260190	SHED ZO - Shed	Installing 10x20 Accessory Structure in rear yard and 255lf of 4' fence in rear yard	6/23/2026	Homeowner	0	340 WESTBROOK DR	$60.00

20260189	RSFD - Repair/Remodel Single Family Dwelling	200a Electrical Service upgrade	7/1/2026	G.N. Electrical	3,400	213 CAMPBELL AVE	$100.00
20260186	ZONING - Zoning	Installing 16 lf of 6' fence in side yard	6/24/2026	PENN FENCING, INC.	1,700	123 PINECREST CT	$30.00
20260185	ASFD - Addition Single Family Dwelling	Installing 12x14 deck at rear of house	6/29/2026	Swidzinski Construction	15,000	486 S EBERHART RD	$155.00
20260184	ASFD - Addition Single Family Dwelling	Roof mounted solar array	7/8/2026	Plug PV LLC	71,906	124 ROE AVE	$230.00
20260180	ASFD - Addition Single Family Dwelling	Roof mounted solar array 273 sf	7/27/2026	PJWD Energy LLC	22,386	117 JEROME DR	$230.00
20260172	ZONING - Zoning	Installing 264 lf of 6" fence in rear yard	6/25/2026	PENN FENCING, INC.	16,773	111 ARLINGTON AVE	$30.00
20260155	SIGN - Sign	Long John Silvers Restaurant signage	7/14/2026	ADM Signs	20,500	106 MORAINE POINTE PLZ	$480.00
20260148	RCB - Repair/Remodel Commercial Building	Target, replace 21 Rooftop HVAC Units	6/26/2026	Darson Heights Service Co.INC	165,000	200 BUTLER COMMONS	$2,630.00
20260140	NICB - New Commercial Building	Baglier Storage Building	7/10/2026	Hoover Contracting Co. Inc.	238,000	7 COMFORT LN	$3,876.00
20260060	SIGN - Sign	Chick-fil-A restaurant Signage package permit	6/25/2026	Clayton Signs	14,500	660 BUTLER CROSSING	$1,021.00
20260025	NICB - New Commercial Building	New Construction Chick-fil-A restaurant with dual-lane drive-thru	6/23/2026	Podojil Builders, Inc	1,400,000	660 BUTLER CROSSING	$5,957.00
							$22,272.50

Total Records: 51 **7/30/2026**

JULY 2026 REVENUE
Building & Zoning

Building/Zoning Permits	$ 23,628.50
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 631.07
Land Development	$ 0.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 0.00
Operational Permits	$ 300.00
Septic	$ 0.00
Subdivision	$ 200.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 55.00
Zoning Hearing Board	$ 0.00
TOTAL	**$24,814.57**

Building/ Zoning Permits includes $1,656 but does not show on the Permit Report because they were issued in April.

Code Summary Report Violation Name

Violation Date01/01/2026 TO 07/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	0	2	0	0	0	0	0	0	0	0	0	0	2
Construction without a Permit - Residential	0	0	0	1	1	1	0	0	0	0	0	0	3
Failure to obtain proper inspection	0	0	0	1	0	0	0	0	0	0	0	0	1
Garbage	2	3	10	1	4	3	0	0	0	0	0	0	23
Grass Violations	0	0	0	0	4	19	12	0	0	0	0	0	35
Junked or Abandoned Vehicle	0	2	3	4	1	2	0	0	0	0	0	0	12
Totals:	**2**	**7**	**13**	**7**	**10**	**25**	**12**	**0**	**0**	**0**	**0**	**0**	**76**

Commercial Occupancy Certificates

June 22, 2026 to July 28, 2026

Skander Tire Service	2 LYN-MAR PLAZA
Brick & Mini Figs	162 Point Plaza
Wonder Haus Studio, LLC	1139 N. Main Street