



# Building/Zoning and Fire Monthly Report

## September 2020

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### Single Family Dwelling Addition Bryson Road



### New Single Family Dwelling North Eberhart Road



### Developing and Protecting Our Community

- Planning Activities
- Zoning Activities
- Building & Fire Code Activities
- Code Enforcement Activities
- Fire Protection 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.

### Commercial Demolition New Castle Road



## SEPTEMBER PLANNING COMMISSION AGENDA ITEMS

### **Lesnett Subdivision - Garden Grove Drive**

The referenced Subdivision Plan is located along Garden Grove Drive and Old Plank Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to consolidate two lots. Planning Commission recommended granting final approval of the Lesnett Subdivision contingent upon compliance with Gateway Engineers' letter dated August 19, 2020, C-25667.

### **Litman Road – Change of Zoning**

The referenced change of zoning would amend Butler Township's Codified Ordinance, Chapter 300 (Zoning), and previous amendments thereto by rezoning the parcels as identified below from Residential Zoning to a Zoning designation of C-1 General Commercial:

Butler County Parcel ID 051-38-7A-0000. A vacant parcel on Litman Road consisting of (23.02 Acres), and

Butler County Parcel ID 051-38-6-0000. 98 Old Plank Road consisting of (11.09 Acres), and

Butler Township's Codified Ordinance, Chapter 300 (Zoning), and previous amendments thereto by rezoning the parcel as identified below from R-2 Multifamily Residential Zoning to a zoning designation of R-1 Single-Family Residential:

Butler County Parcel ID 051-38-18-0000. 94 Old Plank Road consisting of (3.859 Acres)

Planning Commission voted to recommend the rezoning as proposed. Vote: Chair Henshaw – yes; Vice Chair Zurzolo – yes; Secretary Oesterling – yes; Collins – yes; Liebler – yes; Maihle, Jr. – no; Schontz, Jr. – yes.

## SEPTEMBER ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in September!



# Permit Report

08/26/2020 - 09/29/2020

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20200326	ASFD - Addition Single Family Dwelling	547 sf basement and 542 single story addition to single family dwelling	9/29/2020	Homeowner	75,000	4129 CYPRESS ST	\$693.00
20200325	ZONING - Zoning	installing 210 lf of 6' fence at rear yard	9/24/2020	Lowes Home Improvement	8,000	126 TEAKWOOD RD	\$30.00
20200324	GARA - Garage Detached Residential	Inspection of existing 200a service	9/25/2020	Homeowner	0	916 BULLCREEK RD	\$100.00
20200323	ASFD - Addition Single Family Dwelling	Installing 24' x 54" above ground pool at side yard	9/24/2020	Homeowner	6,000	4442 OAKDALE RD	\$184.50
20200321	OTHR - Other	Installing 100a sub panel in detached garage	9/24/2020	Homeowner	0	123 BLAIR DR	\$100.00
20200320	DEMO - Demolition	Demo Mobile Home, & Two sheds	9/22/2020	Homeowner	600	131 JUST A LN	\$100.00
20200319	ASFD - Addition Single Family Dwelling	Remove 10'x23' deck and roof and replace with same size deck and roof	9/18/2020	Homeowner	8,000	514 MERIDIAN RD	\$230.00
20200318	SHED ZO - Shed	Installing 10'x16' shed in rear yard	9/17/2020	Homeowner	3,500	267 Vogel Road	\$30.00
20200317	ZONING - Zoning	40" of 5' fence at side yard	9/18/2020	BLAINE FENCING	0	512 MERIDIAN RD	\$30.00

20200315	DEMO - Demolition	Demolition of 301 Bessemer Ave	9/17/2020	Young & Sons	18,238	301 BESSEMER AVE	\$100.00
20200314	ASFD - Addition Single Family Dwelling	Removing existing deck and balcony and replacing with 12'x10' deck with roof	9/17/2020	Hostetler Construction and Millwork	6,500	110 WINTERWOOD DR	\$154.50
20200313	ZONING - Zoning	installing 32 lf of 4' fence in front yard	9/16/2020	Homeowner	1,650	312 CLARK AVE	\$30.00
20200312	SHED ZO - Shed	Removing 10x12 shed and Installing 8'x10' shed in rear yard	9/15/2020	Homeowner	320	210 HOME AVE	\$30.00
20200309	SHED ZO - Shed	adding 10'x10' shed in rear yard	9/14/2020	TUFF SHED INC (HOME DEPOT)	2,700	303 MARY BETH DR	\$30.00
20200308	ZONING - Zoning	adding 3'width and 3' length of existing deck less than 30" in heigh	9/25/2020	TNP Enterprises	10,135	101 WINDMILL RD	\$30.00
20200307	ASFD - Addition Single Family Dwelling	Generator Installation	9/18/2020	RC Watt	8,000	436 VISTA DR	\$130.00
20200306	ZONING - Zoning	Fence Construction	9/8/2020	BLAINE FENCING	3,027	110 WINTERWOOD DR	\$30.00
20200304	SHED ZO - Shed	10 by 12 accessory Bldg	9/4/2020		2,500	107 WINDMILL RD	\$30.00
20200301	ZONING - Zoning	2nd banner of 2020	9/10/2020	Endograph INC	100	1024 N MAIN ST EXT	\$30.00
20200300	SHED ZO - Shed	Installing 12'x14' Pavilion in rear yard	8/31/2020	Homeowner	2,000	574 WHITESTOWN RD	\$30.00
20200299	SHED ZO - Shed	16'x20' Shed in rear yard	9/1/2020	Old Hickory Buildings	6,500	416 VISTA DR	\$30.00
20200298	DEMO - Demolition	Demotion of Single	8/31/2020	Homeowner	1,000	310 GARDEN AVE	\$100.00

		Family Dwelling and Accessory Buildings					
20200297	ASFD - Addition Single Family Dwelling	Installing 8'x5'9" porch on front of house	8/28/2020	Homeowner	900	242 S EBERHART RD	\$155.00
20200296	ASFD - Addition Single Family Dwelling	Remove existing decks and replace with 12'x12' deck with roof	8/31/2020	Don Schurer	10,993	225 HAVENHILL DR	\$155.00
20200295	NSFD - New Single Family Dwelling	2 story single family dwelling. 1973 sf living space, 663 sf garage, 1729 sf basement and 132 sf covered porch	9/10/2020	ERDLEY & SONS CONSTRUCTION	365,850	101 Sugar Creek Dr	\$2,869.00
20200294	DEMO - Demolition	Demolition of two commercial buildings	8/28/2020	George Construction	75,000	340 NEW CASTLE RD	\$405.00
20200292	ZONING - Zoning	removing existing 8 by 8 accessory building and construction new 10 by 16 accessory building at same location	9/1/2020	WEAVER BARNS LTD	3,984	172 N DUFFY RD	\$30.00
20200291	ZONING - Zoning	Installing 126 lf of 6' fence in rear yard	8/28/2020	Homeowner	1,200	249 EVANS CITY RD	\$30.00
20200290	ASFD - Addition Single Family Dwelling	Remove existing awning and replace with 7'x7' roof over porch	8/26/2020	Senge Construction	1,500	110 ELIZABETH DR	\$155.00

20200287	ZONING - Zoning	installing 259lf of 6 ' fence at side and rear yard	8/26/2020	PENN FENCING, INC.	10,000	120 BON AIRE DR	\$30.00
20200283	SIGN - Sign	Thermax Wall Sign	9/17/2020	Sign Savers	1,200	612 MORAINÉ POINTE PLZ	\$170.00
20200274	SIGN - Sign	Lendmark Wall Sign	9/21/2020	CUSTOM SIGNS INC	3,000	257 Butler commons	\$170.00
20200268	SIGN - Sign	Encore Studio wall sign	9/10/2020	Smart Signs LLC	6,500	610 MORAINÉ POINTE PLZ	\$150.00
20200262	RCB - Repair/Remodel Commercial Building	Aarons Furniture Rental	9/28/2020	Bear IC, LLC	340,000	144 POINT PLZ	\$5,132.00
20200251	RCB - Repair/Remodel Commercial Building	Restaurant fit out of existing space. Third Eye Pies	9/25/2020	Scafers Construction	300,000	620 BUTLER CROSSING Suite 2	\$425.00
20200250	NSFD - New Single Family Dwelling	New single family dwelling 1732 sf living space, 1732 sf basement, 283 sf garage and 260 sf deck and porch	8/28/2020	Arris Construction	200,000	98 Dutchtown Road	\$2,748.00
20200236	RCB - Repair/Remodel Commercial Building	Renovation of Existing 1st Floor Lab	8/26/2020	MBM CONTRACTING INC	1,300,000	ONE HOSPITAL WAY	\$2,686.50
20200230	SIGN - Sign	Kunf Fu Wall Sign	9/10/2020	SIGNSTAT	1,000	1138 N MAIN ST EXT	\$130.00
							<b>\$17,692.50</b>

Total Records: 38

9/30/2020

**SEPTEMBER 2020 REVENUE**  
**Building/Zoning and Fire**

Building/Zoning Permits	\$ 17,692.50
Change of Zoning	\$ 0.00
Commercial Occupancy Permit	\$ 0.00
Fines	\$ 91.98
Fire Code Operational Permits	\$ 0.00
Fire Annual Inspections/Training	\$ 0.00
Land Development	\$ 1,500.00
Maps/Copies	\$ 0.00
Septic	\$ 960.00
Subdivision	\$ 5,700.00
Zoning Certification Letter	\$ 0.00
Zoning Hearing Board	\$ 400.00
UCC Board of Appeals	\$ 0.00
<b>TOTAL</b>	<b>\$ 26,344.48</b>



# Code Summary Report Violation Name

Violation Date 01/01/2020 TO 09/30/2020

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	1	0	1	0	3	2	1	0	0	0	0	0	8
Construction without a Permit - Fence	0	0	1	0	0	0	0	0	0	0	0	0	1
Construction without a Permit - Residential	2	0	2	2	1	2	3	0	4	0	0	0	16
Garbage	6	3	11	3	3	3	2	2	5	0	0	0	38
Grass Violations	0	0	0	0	0	20	4	3	5	0	0	0	32
Junked or Abandoned Vehicle	3	0	2	0	0	1	2	0	2	0	0	0	10
Kennel	0	0	0	0	0	0	0	1	0	0	0	0	1
<b>Totals:</b>	<b>12</b>	<b>3</b>	<b>17</b>	<b>5</b>	<b>7</b>	<b>28</b>	<b>12</b>	<b>6</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>106</b>



## **Commercial Occupancy Certificates**

August 26, 2020 to September 29, 2020

Spirit Halloween	610 Moraine Pointe Plaza
Encore Studio	606 Moraine Pointe Plaza
Aspire Pediatric Therapy	6 Chesapeake Street, Ste. 200B
Lendmark	257 Butler Commons