



# PLANNING & ZONING REPORT



JUNE 2021

# North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



## North Huntingdon Township Permit Report By Ward

06/01/2021 to 06/30/2021

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18365</a>	1	In ground pool	Accessory Pool-06	King Cole Pool	King Cole Pool	7918 Natalie Lane	\$40,430.00
<a href="#">18367</a>	1	Above Ground Pool	Accessory Pool-06		Christopher J. & Tiffany A. Haraburda	209 Rustic Drive	\$3,000.00
<a href="#">18376</a>	1	Detached Garage	Accessory Garage-04	Beam Contracting	Beam Contracting	9700 Kingsbury Lane	\$103,000.00
<a href="#">18389</a>	1	Accessory building	Commercial Accessory		8850 Barnes Lake Road LLC	8850 Barnes Lake Road	\$29,000.00
<a href="#">18382</a>	1	Sprinkler system	Fire Suppression	Interstate Fire Protection	Interstate Fire Protection	25 North Thompson Lane	\$15,300.00
<a href="#">18402</a>	1	Enclosed Porch	Addition Deck - 05	GSN Construction	John J. & Regina L. Talarico	2428 Kelsey Court	\$55,400.00
<a href="#">18399</a>	1	Deck	Addition Deck - 05	Hershelmen	Jay & Nicole Frendzel	514 Jackson Street	\$5,000.00
<a href="#">18398</a>	1	Electronic Reader Board	Permanent Sign	Carls Sign	Carls Sign	87 Rocky Road	\$5,000.00
<a href="#">18356</a>	1	Shed	Accessory Shed- 07		Eric N. & Jessica D. Haley	8054 Natalie Lane	\$15,000.00
<a href="#">18354</a>	1	Above Ground Pool	Accessory Pool-06	Self	Craig D. & Jena L. Stamford	10040 John Drive	\$0.00
<a href="#">18362</a>	2	Front Porch addition	Addition	Christner Farms	Joseph A. & Ruth A. Noblick	829 Westchester Drive	\$21,000.00
<a href="#">18380</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	1031 Giulia Drive	\$220,636.00
<a href="#">18388</a>	2	Above ground pool	Accessory Pool-06		David J. & Amy M. Giebel	1230 Hillview Drive	\$0.00
<a href="#">18396</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7032 Gio Drive	\$237,842.00
<a href="#">18395</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	1059 Giulia Drive	\$375,690.00
<a href="#">18379</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	988 Giulia Drive	\$341,358.00
<a href="#">18374</a>	2	12 X 12 Accessory building	Accessory Shed- 07		Angelo E. Houston	678 Cedardale Drive	\$5,000.00
<a href="#">18368</a>	2	Solar Panels	Solar Panels	Green Solar Systems LLC	Brandon R. & Andrea L. French	1241 Main Street	\$20,000.00
<a href="#">18361</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7081 Gio Drive	\$263,707.00
<a href="#">18359</a>	3	In Ground Pool	Accessory Pool-06	King Cole Pool	Jakub S. & Marie D. Sadowski & Hayes	11804 Palomino Court	\$33,280.00
<a href="#">18369</a>	3	Pool Deck	Accessory Build- 07	KC Home Remodeling	Derek J. & Megan L. Tokosh	2258 Haflinger Drive	\$5,300.00
<a href="#">18363</a>	3	Single Family Home	New Construction	Pasquarelli Properties	Pasquarelli Properties	7858 Oscar Court	\$737,000.00
<a href="#">18377</a>	3	Deck	Addition Deck - 05	William Lohr	William P. & Meghan T. Carson & Miller	2247 Haflinger Drive	\$10,000.00
<a href="#">18373</a>	3	Deck	Addition Deck - 05		Brandon D. & Erin M. Yeager & Whitney	11800 Beacon Drive	\$3,000.00
<a href="#">18386</a>	3	Single Family Home	New Construction	Pasquarelli Property Management	Pasquarelli Property Management	1230 Woodridge	\$688,000.00
<a href="#">18401</a>	3	Deck with Roof	Addition Deck - 05	Deck By Don	Deck By Don	11860 Quarterhorse Drive	\$24,500.00
<a href="#">18404</a>	3	Single Family Home	New Construction	Parry Custom Homes	Angela R. Kovachik & Joseph J. Contenta	2831 Guffey Road	\$280,000.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18392</a>	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1036 New Hope Drive	\$339,850.00
<a href="#">18394</a>	3	Single Family Home	New Construction	Maronda Homes	F & H Property Development LLC	1012 New Hope Drive	\$460,399.00
<a href="#">18372</a>	3	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	2911 Kingston Court	\$44,500.00
<a href="#">18358</a>	3	Porch Roof	Addition	Comer Construction	Paul J. & Katie A. Beener	11614 Salerno Drive	\$4,500.00
<a href="#">18378</a>	4	Single Family Home	New Construction	Eugene Jacko	Eugene A. Jr. & Bonita J. Jacko	1826 Lynch Drive	\$180,000.00
<a href="#">18385</a>	4	Accessory Structure	Accessory Structure	Backyard Outfitters Inc	Leonard D. & Lorie J. Gaffron	8764 Hilde Lane	\$5,806.00
<a href="#">18405</a>	4	Pool Deck	Addition Deck - 05	Jeffery Manning	Kevin & Amy R. Chitester	12189 Adams Drive	\$6,000.00
<a href="#">18393</a>	4	Interior demo	Demolition	AB Concepts	Triple B Properties LLC	670 Robbins Station Road	\$0.00
<a href="#">18375</a>	4	Above Ground Pool	Accessory Pool-06	B&T Installations	Daniel A. McDonald	2071 Thomas Drive	\$3,000.00
<a href="#">18364</a>	4	Accessory Building	Accessory Build- 07		William & Danielle Bernard & Kelly	12260 Roth Drive	\$3,500.00
<a href="#">18357</a>	4	Front Porch	Addition	Randacor GC	Mark S. & Debra L. Derdich	14099 Clyde Drive	\$7,000.00
<a href="#">18390</a>	5	Single Family Home	New Construction	RWS Development Co	RWS Development Co	1626 Windsor Road	\$479,886.00
<a href="#">18360</a>	5	Single Family Home	New Construction	RWS Development Co	RWS Development Co	3114 Warwick Drive	\$360,000.00
<a href="#">18397</a>	5	Single Family Home	New Construction	Parry Custom Homes	Parry Custom Homes	2034 Cornwall Drive	\$345,000.00
<a href="#">18406</a>	5	Basement remodel	Interior Renovation	Pittsburgh Best Remodeling	Pittsburgh Best Remodeling	3267 Warwick Drive	\$150,000.00
<a href="#">18351</a>	5	Single Family Home	New Construction	Jeff Caldwell	Jeffrey P. & Judith A. Caldwell	1977 Cornwall Drive	\$750,000.00
<a href="#">18366</a>	6	Sign replacement	Permanent Sign	Accel Signs Group		12259 Route 30	\$9,000.00
<a href="#">18403</a>	6	Above ground pool	Accessory Pool-06	B&T Installations	Jonathan & Pamela Puskar	551 Charles Drive	\$9,500.00
<a href="#">18387</a>	6	Accessory Building	Accessory Garage-04		Mitchell J. Hornick	11720 State Route 993	\$15,000.00
<a href="#">18370</a>	6	CP Music Instructions	Commercial Occupancy			10664 Center Highway	\$0.00
<a href="#">18383</a>	6	Sign	Permanent Sign	Signs of Excellance	Marianne Pack	10664 Center Highway	\$0.00
<a href="#">18353</a>	6	Single Family Home	New Construction	Jaaam Inc	JAAAM Inc.	641 Northeast Drive	\$225,000.00
<a href="#">18371</a>	7	Barn	Accessory Build- 07		David A. & Christine L. Sage	4344 Sage Lane	\$14,675.00
<a href="#">18384</a>	7	Single Family Home		Parry Custom Homes		515 Forest Oaks Trail	\$420,000.00
<a href="#">18400</a>	7	Sign	Permanent Sign	Sign Stat		12875 State Route 30	\$560.00
<a href="#">18391</a>	7	In-ground pool	Accessory Pool-06	Pool Pros	Pool Pros	653 Forest Oaks Trail	\$49,000.00
<a href="#">18381</a>	7	Demo existing home and construct new single family home	New Construction	Schumacher Homes	Schumacher Homes	702 Leger Road	\$312,151.00
<a href="#">18355</a>	7	Salon and Boutique	Commercial Occupancy			12591 State Route 30	\$0.00

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**06/01/2021 to 06/30/2021**

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#"><u>18352</u></a>	7	Single Family Home	New Construction	Parry Custom Homes	Parry Custom Homes	495 Forest Oaks Trail	\$441,000.00

**Total Estimated Cost:** **\$8,172,770.00**

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## Budget Report June 2021

Budget Items	2021 Budget	June 2021	YTD	% YTD	June 2020
Building and Occupancy Permit Fees	\$185,000.00	\$26,284.00	\$116,307.80	62.87%	\$13,181.50
Zoning Hearing Board Application Fees	\$12,000.00	\$0.00	\$10,950.00	91.25%	\$0.00
Planning Commission Application Fees	\$20,000.00	\$1,150.00	\$25,101.00	125.51%	\$1,900.00
Non-Conforming Use Permit Fees	\$2,500.00	\$0.00	\$1,645.00	65.80%	\$0.00
Mechanical Device Fees	\$5,000.00	\$0.00	\$6,400.00	128.00%	\$900.00
Septic Tank Permit Fees	\$500.00	\$0.00	\$0.00	0.00%	\$0.00
Miscellaneous Fees	\$100.00	\$14.50	\$1,640.50	1640.50%	\$180.00
Fee in Lieu for Recreation	\$21,000.00	\$6,500.00	\$25,500.00	121.43%	\$4,000.00
Total:	\$246,100.00	\$33,948.50	\$187,544.30	76.21 %	\$20,161.50

## New Home Residential Building Permits (Major Developments & Off-Site)

Plan Name	June 2021	Year to Date
Bella Mia	0	0
Brook Haven III	0	3
Brook Haven IV	0	3
Hollybrook	2	18
Legends III	0	0
Mountain Ridge Estates	1	4
Redstone Highlands	0	0
Thomas Farm Acres	0	0
Tuscan Hills III	1	1
Tuscan Hills IV	4	8
Tuscan Hills V	0	0
Weber Estates	0	4
Willow Glenn III	0	0
Willow Estates I	1	1
Willow Estates II	1	1
Willow Estates III	2	3
Willow Estates IV	0	1
Woodridge Estates I	0	0
Woodridge Estates II	2	4
Off-Site	4	9
<b>Total:</b>	<b>18</b>	<b>60</b>

## New Home Residential Building Permits by Ward

Ward	June 2021	Year to Date
1	0	2
2	5	9
3	5	23
4	1	4
5	4	10
6	1	5
7	2	7
<b>Total:</b>	<b>18</b>	<b>60</b>

PLANNING COMMISSION MEETING  
JUNE 28, 2021 @7:00 PM  
11279 CENTER HIGHWAY  
NORTH HUNTINGDON, PA 15642



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## Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
  - None
- New Business
  1. S-15-2021: JP Land Holdings
    - *Proposed boundary line revision on Clay Pike.*
  2. S-16-2021: Bittner Revision 1
    - *Proposed subdivision on Fairview Drive.*
- Advisory Hearings
  - None
- Items for Acceptance
  1. Legends III Revision 3
- Discussion Items—None
- Chairman's Report
- Adjournment