



## PLANNING & ZONING REPORT



MARCH 2022

# North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



## North Huntingdon Township Permit Report By Ward

03/01/2022 to 03/31/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18682</a>	1	Above Ground Pool	Accessory Pool-06	B&T Installations	Michael A. & Janet M. Petrozza	1064 Third Street	\$8,150.00
<a href="#">131</a>	1	Machine Manufacturing			Jaison R. Wolfe	9670 Wilson Street	\$0.00
<a href="#">123</a>	1	Business			Douglas G. & Jerianne Benish	9756 Broadway Street	\$0.00
<a href="#">18683</a>	1	deck	Addition Deck - 05	Pevarnik Construction	Pevarnik Construction	1471 Peachtree Lane	\$7,500.00
<a href="#">133</a>	1	Business in Industrial Zone			Jaison R. Wolfe	9740 Broadway Street	\$0.00
<a href="#">145</a>	1	House in Industrial Zone			Robert J. & Lurana Young	9975 Broadway Street	\$0.00
<a href="#">18699</a>	1	Single Family Home	New Construction	RWS Development Co	RWS Development Co	8100 Gina Drive	\$362,595.00
<a href="#">18696</a>	1	Adding New Window	Interior Renovation	Metropolitan Window Co	Mark J. & Ashley A. Viecelli	10031 Edgewood Court	\$5,000.00
<a href="#">148</a>	1	House in Industrial Zone			Nancy L. Waibel	741 Bridge Street	\$0.00
<a href="#">147</a>	1	House in commercial zone			Lynda P. Vais	75 North Thompson Lane	\$0.00
<a href="#">144</a>	1	Billboard			Lincoln Corner Inc	25 North Thompson Lane	\$0.00
<a href="#">141</a>	1	House in Industrial Zone			Michael & Jennie Durda	10431 Broadway Street	\$0.00
<a href="#">138</a>	1	Polish Club			Sophie Maystrovich	Sumac Street	\$0.00
<a href="#">132</a>	1	Business in Industrial zone			Jaison R. Wolfe	9700 Wilson Street	\$0.00
<a href="#">150</a>	1	House in Industrial zone			Lloyd H. Jr. & Rennae S. McIntosh	10249 Broadway Street	\$0.00
<a href="#">153</a>	1	House in Industrial zone			Lloyd H. Jr. & Rennae S. McIntosh	10189 Broadway Street	\$0.00
<a href="#">18701</a>	1	Replacement signs	Permanent Sign	Brown Dog Sign Company		1350 Biddle Avenue	\$6,700.00
<a href="#">18706</a>	1	Legacy Place Building Shell Only	New Construction	Cavcon Construction	Cavcon Construction	Country Club Drive	\$2,926,000.00
<a href="#">158</a>	1	Multi-Family Dwelling			William A. Zollner	10360 & 10362 Washington Avenue	\$0.00
<a href="#">18711</a>	1	Above ground pool	Accessory Pool-06		Jeremy & Stacy Kondrich	8880 Broadway Street	\$1,000.00
<a href="#">159</a>	1	Multi-Family Dwelling in R-2			No Buddys Business LLC	10352 Washington Avenue	\$0.00
<a href="#">18718</a>	1	Inground pool	Accessory Pool-06		Stephen A. Luther	1660 Amy Lane	\$38,000.00
<a href="#">18709</a>	1	Detached garage	Accessory Garage-04	Beam Contracting	Beam Contracting	10134 Kingsbury Lane	\$150,000.00
<a href="#">18708</a>	1	Above ground pool	Accessory Pool-06	Pool City	Jared M. & Ashley R. Reeder	721 Altman Street	\$1,000.00
<a href="#">18707</a>	1	Interior Remodel	Interior Renovation	Cavcon Construction	Cavcon Construction	Country Club Drive	\$674,000.00
<a href="#">18703</a>	1	In ground Pool	Accessory Pool-06	Pool Pros	Pool Pros	10134 Kingsbury Lane	\$48,000.00
<a href="#">18700</a>	1	Inground Pool	Pool In-ground	Pool Pros	Pool Pros	7230 Mansfield Lane	\$44,000.00

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<a href="#">152</a>	1	House in Industrial zone			Lloyd H. Jr. & Rennae S. McIntosh	10199 Broadway Street	\$0.00
<a href="#">151</a>	1	House in Industrial zone			Lloyd H. Jr. & Rennae S. McIntosh	10209 Broadway Street	\$0.00
<a href="#">60</a>	1	Restaurant in Residential zone			James H. & Nancy E. Bortz	7720 Pennsylvania Avenue	\$0.00
<a href="#">48</a>	2	Multi-family dwelling			Barry L. Maskowitz	11140-11144 Glenn Drive	\$0.00
<a href="#">18684</a>	2	Deck with Roof	Addition Deck - 05	Reliable General Contracting	Reliable General Contracting	7017 Gio Drive	\$28,900.00
<a href="#">18688</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	951 Giulia Drive	\$261,786.00
<a href="#">18692</a>	2	Baked and Canned Goods	Home Occupation		Michael G. & Tani L. Shaver	479 Carmelott Street	\$0.00
<a href="#">18705</a>	2	Salsa Sam's	Commercial Occupancy			3000 Commerce Loop	\$0.00
<a href="#">156</a>	2	Business in an Industrial zone			Quinns Depot LLC DBA Quinntastic Properties	358 Main Street	\$0.00
<a href="#">18691</a>	2	Single Family Home	New Construction	Pasquarelli Homes	Pasquarelli Homes	10477 Farview Drive	\$465,000.00
<a href="#">130</a>	2	Billboard			Ronald H. & Penelope L. Palarino	10560 State Route 30	\$0.00
<a href="#">18689</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7048 Gio Drive	\$262,955.00
<a href="#">18687</a>	2	Deck with roof	Addition Deck - 05	Stanish General Contracting	Stanish General Contracting	7115 Gio Drive	\$35,000.00
<a href="#">18685</a>	2	Deck	Addition Deck - 05	Reliable General Contracting	Reliable General Contracting	970 Giulia Drive	\$19,685.00
<a href="#">782</a>	2	MECH DEVICE				100 Bilot Avenue	\$0.00
<a href="#">18713</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	967 Giulia Drive	\$270,235.00
<a href="#">18712</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7096 Gio Drive	\$302,872.00
<a href="#">30</a>	2	PIZZA SHOP - This permit was issued for the incorrect parcel for years (54-07-15-0-149) and was corrected in 2020.			Helen Pilipovich	349 & 369 Hahntown Wendel Road	\$0.00
<a href="#">781</a>	2	MECH DEVICE				556 Main Street	\$0.00
<a href="#">61</a>	2	Property became residence only			John M. & Lisa L. White	439 Hahntown Wendel Road	\$0.00
<a href="#">39</a>	3	NONCONFORMING APARTMENTS			Tioga Road LLC	11200 - 11326 Tioga Road	\$0.00
<a href="#">18716</a>	3	Above ground pool	Accessory Pool-06	B&T Installations	Matthew S. & Rebecca A. Andreoli & Pottinger	11623 Salerno Drive	\$8,200.00
<a href="#">18719</a>	3	160 sqft accessory building	Accessory Build- 07	Alpine Structures	Eli L. & Carlyn Budelman	2340 London Court	\$7,898.00
<a href="#">18686</a>	3	Interior Renovations	Interior Renovation	Self	Gregory R. & Jackie M. Williams	1869 Colleen Drive	\$6,000.00
<a href="#">18710</a>	3	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	12872 Thoroughbred Drive	\$11,200.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">136</a>	3	Duplex for 1490, 1491 & 1492			JP Land Holdings LLC	1490 Clay Pike	\$0.00
<a href="#">18704</a>	3	160 sf accessory building	Accessory Build- 07	JDM Outdoors	Nicholas K. Reese	11600 Beacon Drive	\$4,971.00
<a href="#">38</a>	3	Multi-family dwelling			Lewis R. Gainfort	978-1038 Clay Pike	\$0.00
<a href="#">18693</a>	4	13 X 14 Accessory Building	Accessory Build- 07		Shawn N. & Casey L. Petrisko	12441 St Nikolai Drive	\$3,000.00
<a href="#">795</a>	4	mechanical device				2630 Coulterville Road	\$0.00
<a href="#">18681</a>	4	Deck	Addition Deck - 05	Property Masters	Fannie Mae	2439 Willow Drive	\$9,875.00
<a href="#">12</a>	4	Multi-Family Dwelling			Joseph M. & Krystina S. Zaradzki	770 & 772 Herold Drive	\$0.00
<a href="#">18702</a>	4	Addition	Addition	Warhold Mechanicals	Warhold Mechanicals LLC	13610 Lincoln Way	\$150,000.00
<a href="#">137</a>	4	Duplex			Richard P. Jr. & Celine B. Fox	12210 & 12212 Roth Drive	\$0.00
<a href="#">18697</a>	4	Detached Garage	Accessory Garage-04	Robert Romano	Robert Romano	12831 Stanyard Lane	\$68,750.00
<a href="#">70</a>	4	Multi-family dwelling			James G. & Jill M. Krajacic	830 & 832 Robbins Station Road	\$0.00
<a href="#">18695</a>	5	Above ground pool	Accessory Pool-06	B&T Installations	Brian R. & Katie K. Whalen	14206 Jane Claire Drive	\$1,000.00
<a href="#">142</a>	5	Duplex			Joseph A. & Julie L. Funa	751 Five Pines Road	\$0.00
<a href="#">18698</a>	5	Patio Room	Addition	Premier Patio Room Inc	Premier Patio Room Inc	1530 Hedy Lynn Drive	\$42,735.00
<a href="#">18714</a>	5	Demolition (Pool)	Demolition	McHenry Excavating	Benson F. & Eleanora Bratton	1343 Hedy Lynn Drive	\$0.00
<a href="#">10</a>	5	Business in residential zone			Nicholas J. Kiraly	13199 Lincoln Way	\$0.00
<a href="#">18721</a>	5	Patio Roof	Addition	Translucent LLC		13023 Homestead Court	\$11,595.00
<a href="#">08</a>	5	Multi-Family Dwelling--New owners purchased in 2012			James G. & Jill M. Krajacic	270-282 Malts Lane	\$0.00
<a href="#">128</a>	6	Home in Industrial Zone			Robert W. & Bonnie J. Durst	559 & 561 Westmoreland Avenue	\$0.00
<a href="#">139</a>	6	House in industrial zone			Nancy Miller	509 Westmoreland Avenue	\$0.00
<a href="#">149</a>	6	House in Commercial Zone			Beverly Morcheid	12500 Clifton Drive	\$0.00
<a href="#">146</a>	6	Warehouse in Residential zone			Douglas J. & Nancy M. Kurek	11669 State Route 993	\$0.00
<a href="#">143</a>	6	Home in Industrial zone			Jesse J. & Garrett L. Zarobsky	1031 Red Lane	\$0.00
<a href="#">134</a>	6	Car Mechanic/Business			Ryan J. Hickey	11001 Center Highway	\$0.00
<a href="#">794</a>	6	MECH DEVICE				11339 Center Highway	\$0.00
<a href="#">25</a>	6	Multifamily dwelling @ 10929 & 10931 Center Hwy.				10929 & 10931 Center Highway	\$0.00
<a href="#">18694</a>	6	Pool Deck	Addition Deck - 05	Bacan Residential Improvements	Bacan Residential Improvements	1250 Armstrong Street	\$7,142.00

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**03/01/2022 to 03/31/2022**

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18717</a>	6	Replacement Deck	Addition Deck - 05		Charles T. Jr. & Kimberly K. Lee	11921 North Street	\$5,000.00
<a href="#">787</a>	6	MECH DEVICE				1340 Brownstown Road	\$0.00
<a href="#">126</a>	6	Home in Industrial Zone			Raymond P. Jr. & Melissa R. Hitchins	10890 State Route 993	\$0.00
<a href="#">23</a>	6	Multi-family dwelling			Lewis R. Gainfort	White Street/Old Trail Road	\$0.00
<a href="#">75</a>	6	Home in Industrial zone			Patrick P. Jr. Mohan	1043 & 1041 Red Lane	\$0.00
<a href="#">160</a>	7	Barber Shop in Industrial zone			Susan M. Plank	10501 Station Street	\$0.00
<a href="#">161</a>	7	Home in industrial zone.			John B. & Evelyn E. Gillespie	5636 Spring Lane	\$0.00
<a href="#">18720</a>	7	Deck	Addition Deck - 05	George Hunt Construction	Robert F. Jr. & Lauren M.K. Hanson	568 Forest Oaks Trail	\$10,000.00
<a href="#">155</a>	7	Business & apartment in Commercial zone			Courtesy Suzuki Land Holdings LP	10 Colonial Manor Road	\$0.00
<a href="#">129</a>	7	Home in Industrial Zone			Kevin C. McHugh	14071 State Route 993	\$0.00
<a href="#">135</a>	7	Mobile Home Park			Janet G. Staats	130 Carpenter Lane	\$0.00
<a href="#">125</a>	7	Home			Harvey R. & Diane K. Bendix	80 Hamilton Road	\$0.00
<a href="#">124</a>	7	Gun Club			Cavittsville Sportsmen Club	4191 Fundistown Road	\$0.00
<a href="#">783</a>	7	MECH DEVICE				14335 State Route 30	\$0.00

**Total Estimated Cost:**

**\$6,265,744.00**

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## Budget Report March 2022

Budget Items	2022 Budget	March 2022	YTD	% YTD	March 2021
Building and Occupancy Permit Fees	\$185,000.00	\$38,958.00	\$61,735.50	33.37%	\$18,055.00
Zoning Hearing Board Application Fees	\$12,000.00	\$0.00	\$0.00	0.00%	\$600.00
Planning Commission Application Fees	\$23,000.00	\$3,540.00	\$7,840.00	34.09%	\$12,950.00
Non-Conforming Use Permit Fees	\$2,500.00	\$0.00	\$0.00	0.00%	\$70.00
Mechanical Device Fees	\$6,500.00	\$3,900.00	\$7,200.00	110.77%	\$5,000.00
Septic Tank Permit Fees	\$500.00	\$0.00	\$0.00	0.00%	\$0.00
Miscellaneous Fees	\$50.00	\$20.00	\$106.00	212.00%	\$1,050.00
Fee in Lieu for Recreation	\$25,000.00	\$2,500.00	\$6,500.00	26.00%	\$4,000.00
Total:	\$254,550.00	\$48,918.00	\$83,381.50	32.76 %	\$41,725.00

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

Plan Name	March 2022	Year to Date
Bella Mia	0	0
Brook Haven III	0	0
Brook Haven IV	0	2
Dartmoor Estates III	0	0
Legends III	0	0
Mountain Ridge Estates	0	0
Redstone Highlands	0	0
Thomas Farm Acres	0	0
Tuscan Hills III	0	0
Tuscan Hills IV	4	8
Tuscan Hills V	0	0
Weber Estates	0	0
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	0	0
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates I	0	0
Woodridge Estates II	0	1
Villas of Buena Vista	1	1
Off-Site	1	4
<b>Total:</b>	<b>6</b>	<b>16</b>

## New Home Residential Building Permits by Ward

Ward	March 2022	Year to Date
1	1	3
2	5	9
3	0	1
4	0	1
5	0	0
6	0	2
7	0	0
<b>Total:</b>	<b>6</b>	<b>16</b>

PLANNING COMMISSION MEETING  
APRIL 4, 2022 @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. CU-01-2022: Javor Backyard Chicken Keeping
    - *Proposed conditional use of chicken keeping on Lancelot Drive.*
  2. S-04-2022: Mowry Consolidation
    - *Proposed lot consolidation on Walter Avenue.*
  3. S-05-2022: Walsh-Steiner-Garlow Plan
    - *Proposed boundary line revision in Sheridan Terrace.*
  4. S-06-2022: Rebich Subdivision
    - *Proposed subdivision on Walthour Drive.*
  5. S-07-2022: Cipra Subdivision
    - *Proposed subdivision on Cipra Lane.*
  6. SP-06-2022: Grand View Senior Residences
    - *Proposed senior housing spanning North Huntingdon & Irwin Borough.*
- Advisory Hearings
  - None
- Items for Acceptance
  1. Helzlsouer Backyard Chicken Keeping
  2. Penrod-Walley Boundary Line Revision
  3. Morrison Subdivision Plan
- Discussion Items—None
- Chairman's Report
- Adjournment