



LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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July 11, 2008

Franklin Township
 Attention: Steve Ross
 20 Municipal Lane
 Kemblesville PA 19347

Dear Board Members:

The Zoning Officer and Building Inspector conducted the following activities for the period of May 27 to June 24, 2008.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
08-055	Bruce Morris	1 Springhouse Lane	Home Business			\$ 90.00
08-056	Richard Basciani	219 Chesterville Road	Deck	\$ 527.80		\$ 50.00
08-057	Richard Basciani	219 Chesterville Road	Grading			\$ 25.00
08-058	Wilkinson Regal	103 Leopold Court	New Home	\$ 2,609.95	\$ 5,340.19	\$ 412.50
08-059	Bill and Beth Skalish	500 Church Hill Road	Renewal	\$ 30.00		
08-060	John Grimes Jr.	1735 New London Road	Renewal	\$ 30.00		
08-061	Bruce Andrews	212 Armitage Court	Deck/Patio	\$ 476.70		\$ 50.00
08-062	Michele and Bernie Racey	405 Constitution Circle	Driveway			\$ 25.00
08-063	Jay Rowe	1865 Flint Hill Road	Renewal	\$ 50.00		
08-064	Cornerstone Presbyterian	109 Gypsy Hill Road	Commercial	\$ 30,000.00		
08-065	Graylin and Helen Woncester	9 Beechwood Drive	Addition	\$ 507.50		\$ 75.00
08-066	Sara Samuel	122 Stonegate Drive	Addition	\$ 30.00		
08-067	Suzanne Fetterman	30 Kimbelot Lane	Addition	\$ 1,600.00		\$ 50.00
08-068	Celco Partnership	91-99 Parsons Road	Antennas	\$ 425.00		\$ 475.00

Totals : \$ 36,286.95 \$ 5,340.19 \$ 1,252.50

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
06-068fra	Lynn Bell	207 Willow Way	5/27/2008	Re-Final
08-017fra	Avon Grove Charter School	1769 New London Road	5/27/2008	Rough Combo
05-053fra	Robert & Anne Moccia	349 John Hancock Blvd.	5/27/2008	Re-Final
07-136fra	Valeria Ocampo	306 Hyatt Lane	5/27/2008	Final
07-136fra	Valeria Ocampo	306 Hyatt Lane	5/27/2008	Final
08-004fra	Wade and Karley Godfrey	132 Hess Mill Road	5/27/2008	Rough wire
08-017fra	Avon Grove Charter School	1769 New London Road	5/28/2008	Insulation/dry wall
08-045fra	Roach and Digiovanni	101 Partridge Way	5/29/2008	Fire blocking
08-037fra	Chris Cochran	3106 Appleton Road	5/29/2008	Footer
08-047fra	Kevin & Tina Hanson	131 Carriage Run Drive	5/29/2008	Final
08-017fra	Avon Grove Charter School	1769 New London Road	6/2/2008	Combo Rough
08-041fra	Cornerstone Presbyterian Church	Corner of Rt 896 & Gypsy Hill Road	6/2/2008	Slab Inspection
08-024fra	Keystone Custom Homes	101 Janine Way	6/3/2008	Electrical Service
08-017fra	Avon Grove Charter School	1769 New London Road	6/3/2008	Insulation
04-035fra	Robert and Susan Mejia	312 Strickersville Road	6/3/2008	Re-final
08-024fra	Keystone Custom Homes	101 Janine Way	6/3/2008	Waterline
08-024fra	Keystone Custom Homes	101 Janine Way	6/5/2008	Combo Rough
08-027fra	Christina Workman	12 Quail Drive	6/5/2008	Fence around pool
08-045fra	Roach and Digiovanni	101 Partridge Way	6/5/2008	Plumbing Rough
08-043fra	John and Elizabeth Gontarz	546 Chesterville Road	6/5/2008	Foundation/backfill
08-017fra	Avon Grove Charter School	1769 New London Road	6/5/2008	Roof Drain

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-017fra	Avon Grove Charter School	1769 New London Road	6/6/2008	Above ceiling
08-027fra	Christina Workman	12 Quail Drive	6/10/2008	Final
08-044fra	Wilkinson Regal	105 Leopold Court	6/10/2008	Service
08-045fra	Roach and Digiovanni	101 Partridge Way	6/10/2008	Electrical
07-065fra	Cornerstone Presbyterian Church	Corner of Rte 896 and Gypsy Hill Road	6/10/2008	Final
08-058fra	Wilkinson Regal	103 Leopold Court	6/12/2008	Footer
08-030fra	Wilkinson Regal	212 Thoreau Court	6/12/2008	Combo Rough
08-061fra	Bruce Andrews	212 Armitage Court	6/12/2008	Footer
08-001fra	John Cavey	1 Victorian Lane	6/12/2008	Combo Rough
08-056fra	Richard Basciani Jr.	219 Chesterville Road	6/12/2008	Footer
08-004fra	Wade and Karley Godfrey	132 Hess Mill Road	6/12/2008	Electric rough
08-024fra	Keystone Custom Homes	101 Janine Way	6/12/2008	Frame Rough
08-064fra	Cornerstone Presbyterian Church	Corner of Rt 896 & Gypsy Hill Road	6/13/2008	Site Visit
08-017fra	Avon Grove Charter School	1769 New London Road	6/13/2008	Rain Water
07-129fra	Chris Cochran	3106 Applcton Road	6/17/2008	Foundation Wall
08-052fra	Perry and Pat Valentine	112 Preakness Court	6/17/2008	Bonding
08-056fra	Richard Basciani Jr.	219 Chesterville Road	6/17/2008	Re-Footer
08-042fra	Mario and Michelle Marge	405 Mc Danicl Drive	6/17/2008	Bonding
08-045fra	Roach and Digiovanni	101 Partridge Way	6/17/2008	Electric Rough
08-024fra	Keystone Custom Homes	101 Janine Way	6/17/2008	Insulation
08-030fra	Wilkinson Regal	212 Thoreau Court	6/17/2008	Insulation
08-058fra	Wilkinson Regal	103 Leopold Court	6/19/2008	Backfill
08-034fra	Ronald and Julie Myers	130 Carriage Run Road	6/19/2008	Final
07-102fra	Kemblesville Methodist Church	1772 New London Road	6/19/2008	Final Combo

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-053fra	Sue Walker	137 Thompson Circle	6/19/2008	Footer
08-026fra	Paradocx Vineyard	1833 Flint Hill Road	6/19/2008	Safety Inspection
08-024fra	Keystone Custom Homes	101 Janine Way	6/19/2008	Drywall
08-017fra	Avon Grove Charter School	1769 New London Road	6/20/2008	Above ceiling
07-123fra	Heritage Building Group	121 Castlebay Lane	6/24/2008	Pre-Backfill
08-053fra	Sue Walker	137 Thompson Circle	6/24/2008	Foundation
08-038fra	David and Lisa Nerion	9 Pennbrook Drive	6/24/2008	Final Combo
08-039fra	Carol and David Hoffman	464 Chesterville Road	6/24/2008	Foundation
08-039fra	Carol and David Hoffman	464 Chesterville Road	6/24/2008	Insulation

ZONING TASKS

101 Stonegate Drive – The new owner has submitted a revised subdivision plan to the Township. We are also awaiting a response from Brandywine Conservancy. Should all the parties involved be agreeable to the new plan, a zoning hearing may not be necessary.

1651 New London Road – An Enforcement Notice was sent to Mr. Gallo on May 15, 2008. Mr. Gallo has yet to respond to the Notice. At the request of the Solicitor, a citation was issued on June 25, 2008 regarding the operation of a business at the site without an approved permit.

105 Den Road – A Violation Notice was sent to the owners regarding the overgrown vegetation on the property. The owners have complied with the order.

1611 New London Road – A Violation Notice was sent to the owner regarding the overgrown vegetation on the property.

107 Cavender Lane - A Violation Notice was sent to the owners regarding the overgrown vegetation on the property.

121 Castlebay Lane – A Violation Notice was sent to the owner informing him that a permit was required for the erection of a five (5') retaining wall. The owner backfilled the wall without requesting an inspection. The wall was reduced to four (4') feet in size, thereby not requiring a permit, and the property is now in compliance.

651 Old School House Road - The owner received a Notice of Violation for utilizing an in-ground pool without requesting a final inspection. Because there has been no response from the owner, a citation was issued.

108 Hidden Fox Drive – The owner received a Notice of Violation for utilizing an in-ground pool without requesting a final inspection. Because there has been no response from the owner, a citation will be issued.

707 Chesterville Road - The owner received a Notice of Violation for utilizing an in-ground pool without requesting a final inspection. Because there has been no response from the owner, a citation will be issued.

109 Gypsy Hill Road – Cornerstone Presbyterian Church received a Stop Work Order because construction of an addition was initiated prior to the receipt of a Building Permit. DEP and the County Health Department have not officially approved the planning module for the septic system.

HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY

None.

ZONING SITE VISITS, INSPECTIONS, MISC.

The Avon Grove Charter School Project is underway at the former Kemblesville Elementary School. Construction has begun at the site. Some of the activity includes the following: a new roof is being installed and electrical, plumbing and HVAC work is well underway. The septic system renovation is currently under construction. Chester County Health Department determined that the maximum occupancy load will be 560 including students and staff based on the capacity of the septic system. Construction is about 80% completed. Road changes must occur prior to a C of O being issued. A sign company is completing a permit application form for signage at the school.

Paradox Vineyards – Prior to the Certificate of Occupancy being issued, all outstanding zoning issues need to be resolved concerning actual uses not indicated on the land development plan. A temporary Occupancy Permit has been issued which is valid until July 30, 2008.

116 Borden Way – I have received a complaint concerning water runoff across the driveway. The owner and both contracting firms involved at the site are currently discussing remediation and have remained in contact with the Engineer, Grant Hitchens.

If there are any questions concerning the monthly report, please do not hesitate to contact me.

Respectfully submitted,

Duane J. Brady

Duane J. Brady

LTL Consultants, Ltd.

Franklin Township Zoning Officer

cc: John C. Theisen, Township Engineer

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