



LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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August 5, 2008

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

RECEIVED
AUG 07 2008

BY: *Bostard/Weppage*

Dear Board Members:

The Zoning Officer and Building Inspector conducted the following activities for the period of June 24 to July 28, 2008.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
08-069	Cornerstone Presbyterian	109 Gypsy Hill Road	Sign			\$ 40.00
08-070	John Hocking	355 Chesterville Road	Shed			\$ 50.00
08-071	Wickersham Building	105 Sycamore Knoll Lane	Detached Garage	\$ 201.25		\$ 50.00
08-072	Jeffrey and Kathleen Willard	110 Partridge Way	Inground Pool	\$ 351.40		\$ 180.00
08-073	Michael and Annie Hershey	812 Chandler Drive	Inground Pool	\$ 323.40		\$ 155.00
08-074	Brian Kelley	122 Peacedale Road	Patio			\$ 100.00
08-075	Development Group	53 Parsons Road	Renewal	\$ 30.00		
08-076	Development Group	85 Parsons Road	Renewal	\$ 30.00		
08-077	John and Stephanie Doyle	406 Vixen Place	Addition	\$ 557.20		\$ 208.50
08-078	Bruce Morris	1 Springhouse Lane	Shed			\$ 100.00
08-079	Joseph Chaplow	140 Glennann Drive	Renewal	\$ 30.00		
08-080	Clinton Blackwell	627 Chesterville Road	Deck			\$ 100.00
08-081	Avon Grove Charter School	1769 New London Road	Sign			\$ 40.00

Totals : \$ 1,523.25 \$ - \$ 1,023.50

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
06-039fra	OLM LLC/ John O'Brien	707 Chesterville Road	6/24/2008	Site Visit
07-123fra	Heritage Building Group	121 Castlebay Lane	6/24/2008	Pre-Backfill

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
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
04-010fra	Lou Cartese	211 Hess Mill Road	6/24/2008	Site Visit
07-108fra	Stephen McSweeney	7 Franklin Road	6/24/2008	Final
08-019fra	Michael Glackin	103 Lavender Hill Lane	6/24/2008	Site Visit
08-009fra	Matt Petere	302 Independence Circle	6/24/2008	Final
08-022fra	Wilkinson Regal	207 Thoreau Court	6/24/2008	Combo Rough
08-049fra	Tim Thompson	206 Jess Pusey Drive	6/25/2008	Final
08-048fra	Casie Brinton	114 Hawthorne Court	6/25/2008	Final
08-003fra	Jeff Bennett	10 Ways Run	6/25/2008	Final
07-107fra	Gifford Nowland	624 Chesterville Road	6/25/2008	Final
06-138fra	Pat Schoocie	182 Hilltop Road	6/25/2008	Final
07-046fra	Dave Compton	136 Parsons Road	6/25/2008	Final
07-020fra	John Martin	114 Borden Way	6/25/2008	Re-Final
08-034fra	Ronald and Julie Myers	130 Carriage Run Road	6/26/2008	Final
08-010fra	Carlos Rivera	144 Den Road	6/26/2008	Frame Rough
08-010fra	Carlos Rivera	144 Den Road	6/26/2008	Final
05-049fra	Sylvan Pools	651 Old School House Road	6/26/2008	Final
06-119fra	Clark Pools	19 Ways Run	6/26/2008	Final
08-022fra	Wilkinson Regal	207 Thoreau Court	6/26/2008	Insulation/drywall
07-123fra	Heritage Building Group	121 Castlebay Lane	6/27/2008	Electric Rough
08-052fra	Perry and Pat Valentine	112 Preakness Court	7/1/2008	Pool Fence
08-001fra	John Cavey	1 Victorian Lane	7/1/2008	Plumbing
08-029fra	David Mann	135 Borden Way	7/1/2008	Final
08-052fra	Perry and Pat Valentine	112 Preakness Court	7/1/2008	Final
08-061fra	Bruce Andrews	212 Armitage Court	7/1/2008	Frame Rough
08-067fra	Suzanne Fetterman/Frank McCue	30 Kimbelot Lane	7/1/2008	Footer
08-017fra	Avon Grove Charter School	1769 New London Road	7/1/2008	Above ceiling
08-018fra	Kathleen Makowski	9 Ways Run	7/1/2008	Final

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-064fra	Cornerstone Presbyterian Church	Corner of Rt 896 & Gypsy	7/3/2008	Under slab
07-123fra	Heritage Building Group	121 Castlebay Lane	7/3/2008	Service
08-067fra	Suzanne Fetterman/Frank McCue	30 Kimbelot Lane	7/3/2008	Foundation
08-035fra	Denise McFoy	15 Quail Drive	7/3/2008	Final
08-067fra	Suzanne Fetterman/Frank McCue	30 Kimbelot Lane	7/3/2008	Backfill
08-058fra	Wilkinson Regal	103 Leopold Court	7/3/2008	Service
08-044fra	Wilkinson Regal	105 Leopold Court	7/3/2008	Combo Rough
08-026fra	Paradocx Vineyard	1833 Flint Hill Road	7/3/2008	Final
06-140fra	John Gould	108 Hidden Fox Drive	7/3/2008	Pool Final
08-058fra	Wilkinson Regal	103 Leopold Court	7/3/2008	Under slab
07-123fra	Heritage Building Group	121 Castlebay Lane	7/8/2008	Rough Combo
08-058fra	Wilkinson Regal	103 Leopold Court	7/8/2008	Re-Underslab/Air
08-044fra	Wilkinson Regal	105 Leopold Court	7/8/2008	Re- Combo Rough
07-123fra	Heritage Building Group	121 Castlebay Lane	7/8/2008	Re-Frame Rough
08-045fra	Roach and Digiovanni	101 Partridge Way	7/10/2008	Electric Rough
08-043fra	John and Elizabeth Gontarz	546 Chesterville Road	7/10/2008	Electric Rough
08-043fra	John and Elizabeth Gontarz	546 Chesterville Road	7/10/2008	Frame Rough
08-053fra	Sue Walker	137 Thompson Circle	7/10/2008	Frame Rough
08-039fra	Carol and David Hoffman	464 Chesterville Road	7/10/2008	Footer
08-045fra	Roach and Digiovanni	101 Partridge Way	7/10/2008	Electric Final
08-061fra	Bruce Andrews	212 Armitage Court	7/10/2008	Final
08-042fra	Mario and Michelle Marge	405 Mc Daniel Drive	7/10/2008	Bond Grid
06-044fra	Sycamore Creek Ventures LLC	105 Sycamore Knoll Lane	7/10/2008	Final
08-053fra	Sue Walker	137 Thompson Circle	7/10/2008	Footer
08-017fra	Avon Grove Charter School	1769 New London Road	7/11/2008	Final
08-026fra	Paradocx Vineyard	1833 Flint Hill Road	7/11/2008	Final
08-024fra	Keystone Custom Homes	101 Janine Way	7/15/2008	Footer
08-024fra	Keystone Custom Homes	101 Janine Way	7/15/2008	Footer
08-022fra	Wilkinson Regal	207 Thoreau Court	7/15/2008	Drywell

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
07-123fra	Heritage Building Group	121 Castlebay Lane	7/15/2008	Frame Rough
08-071fra	Wickersham Building	105 Sycamore Knoll Lane	7/15/2008	Stakeout
08-053fra	Sue Walker	137 Thompson Circle	7/15/2008	Electric Rough
08-042fra	Mario and Michelle Marge	405 Mc Daniel Drive	7/15/2008	Final
08-043fra	John and Elizabeth Gontarz	546 Chesterville Road	7/15/2008	Combo Rough
08-044fra	Wilkinson Regal	105 Leopold Court	7/15/2008	Insulation
08-044fra	Wilkinson Regal	105 Leopold Court	7/15/2008	Re-Electric Rough
08-043fra	John and Elizabeth Gontarz	546 Chesterville Road	7/15/2008	Insulation
08-053fra	Sue Walker	137 Thompson Circle	7/15/2008	Frame Rough
08-053fra	Sue Walker	137 Thompson Circle	7/17/2008	Insulation
08-043fra	John and Elizabeth Gontarz	546 Chesterville Road	7/17/2008	Drywall
08-042fra	Mario and Michelle Marge	405 Mc Daniel Drive	7/17/2008	Re-Final
07-123fra	Heritage Building Group	121 Castlebay Lane	7/17/2008	Insulation/drywall
08-017fra	Avon Grove Charter School	1769 New London Road	7/22/2008	Gym
06-135fra	Susannah Walker	137 Thompson Circle	7/22/2008	Re-Final
08-054fra	Charles Dow	202 Highland Drive	7/22/2008	Final
08-070fra	John Hocking	355 Chesterville Road	7/22/2008	Final
07-126fra	Norman Hughes	1627 New London Road	7/22/2008	Final
08-053fra	Sue Walker	137 Thompson Circle	7/22/2008	Drywall
08-064fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy	7/22/2008	Underground
08-053fra	Sue Walker	137 Thompson Circle	7/22/2008	Rough
07-022fra	John Duffy	4 Appleby Lane	7/24/2008	Final
06-039fra	OLM LLC/ John O'Brien	707 Chesterville Road	7/24/2008	Final
08-062fra	Michele and Bernie Racey	405 Constitution Circle	7/24/2008	Final
06-141fra	Peter Messikomer	36 Pennbrook Drive	7/24/2008	Site visit
07-109fra	Matthew Procopio	31 Kimbelot Lane	7/24/2008	Final
07-062fra	Chris Wagner	500 Gypsy Hill Road	7/24/2008	Re-Final
07-112fra	Julian Wolfenbarger	306 Norwich Lane	7/24/2008	Final
07-012fra	John Duffy	4 Appleby Lane	7/24/2008	Grading Final
06-114fra	Geoffrey Turnbull	3141 Appleton Road	7/24/2008	Final

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-077fra	John and Stephanie Doyle	406 Vixen Place	7/24/2008	Stakeout
07-011fra	John Duffy	4 Appleby Lane	7/24/2008	Final
08-071fra	Wickersham Building	105 Sycamore Knoll Lane	7/24/2008	Footer/foundation
07-041fra	Philip Reed	547 Chesterville Road	7/24/2008	Final
08-067fra	Suzanne Fetterman/Frank McCue	30 Kimbelot Lane	7/24/2008	Frame Rough
05-019fra	John O'Brien	707 Chesterville Road	7/24/2008	Final
08-041fra	Cornerstone Presbyterian Church	Corner of Rt 896 & Gypsy	7/24/2008	Fire Service Line
08-017fra	Avon Grove Charter School	1769 New London Road	7/24/2008	Above ceiling
08-078fra	Bruce Morris	1 Springhouse Lane	7/24/2008	Site/Stakeout
08-065fra	Graylin and Helen Woncester	9 Beechwood Drive	7/24/2008	Footer
08-041fra	Cornerstone Presbyterian Church	Corner of Rt 896 & Gypsy	7/25/2008	Under slab
08-017fra	Avon Grove Charter School	1769 New London Road	7/28/2008	Re-Above Ceiling

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 – At the request of the Solicitor, the citation was withdrawn because the property went to Sheriff's Sale, and currently belongs to Wilmington Savings Fund Society. The enforcement process will now proceed by sending a Notice to WSFS.

1611 New London Road – The lawn was mowed and a compliance letter sent to the property owners.

107 Cavender Lane – The property went to Sheriff's Sale. A letter will be sent to Bank of New York, as trustee.

121 Castlebay Lane – A compliance letter was sent to the owner for modifying his plan for a retaining wall. A service inspection was done at the house, but when the contractor was notified to supply a PECO Job Number in order to submit the cut card, he did not respond.

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, although a hearing date has yet to be scheduled.

108 Hidden Fox Drive – A final inspection was conducted, the pool passed, and the file has been closed.

707 Chesterville Road - A final inspection was conducted, the pooled passed, and the file has been closed.

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 approved the planning module for the septic system, and the Stop Work Order has been lifted. A compliance letter will be sent to the church.

109 Gypsy Hill Road - Cornerstone Presbyterian Church contacted me regarding the installation of a playground at the site. They described the recreational equipment as temporary and moveable. Instead, a permanent playground was set up. A letter has been sent notifying the Church that nonprofit outdoor recreational facilities require a conditional use that can only be granted by the Township Board of Supervisors.

1769 New London Road – The Avon Grove Charter School is undergoing preliminary final inspections for accessibility, mechanical, and plumbing. The storm water system is under construction and is expected to be completed by the third week in August. The sign permit was issued. Chester County Health Department determined that the existing 4,000-gallon septic tank was obsolete. Tom at CCHD has informed me that he is working with the school to proceed with the installation of new equipment.

Paradocx Vineyard – We are currently compiling a letter explaining what outstanding zoning and land development issues need to be addressed.

381 School House Road – The owner, Mr. Baughman approached the Township regarding his desire to construct another residence on the lot to accommodate his son's physical disability. The Township was also contacted by Gerald F. McCormick, Mr. Baughman's attorney. Mark Thompson will be responding to Mr. McCormick in writing. Mr. Art Hershey has also contacted the Township concerning this matter.

Lexington Point – The builder inquired about storing furniture in the model house. He was told that the structure could not be used in any manner until a Certificate of Occupancy was issued. His request regarding the placement of a portable toilet unit at the site was also denied.

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.

ZONING SITE VISITS, INSPECTIONS, MISC. continued

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 August 31, 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.

HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY

None.

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

Respectfully submitted,



Duane J. Brady
LTL Consultants, Ltd.
Franklin Township Zoning Officer

cc: John C. Theisen, Township Engineer
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