



LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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September 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 July 28 to August 26, 2008.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
08-082	John Duff	4 Appleby Lanc	Grading renewal	\$ 30.00		
08-083	Bryan Ballas	427 Chesterville Road	Shed			\$ 100.00
08-084	Robert Dotey	102 Borden Way	Pergola	\$ 100.00		\$ 100.00
08-085	Bruce Gorby	210 Chesterville Road	Renewal	\$ 30.00		
Totals :				\$ 160.00	\$	\$ 200.00

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-017fra	Avon Grove Charter School	1769 New London Road	7/28/2008	Re-Above Ceiling
06-077fra	John & Marge Fraser	405 Vixen Place	7/29/2008	Final
08-067fra	Suzanne Fetterman/Frank McCuc	30 Kimbelot Lane	7/29/2008	Electric
07-062fra	Chris Wagner	500 Gypsy Hill Road	7/29/2008	Re-re-Final
08-073fra	Michael and Annie Hershey	812 Chandler Drive	7/29/2008	Footer
08-004fra	Wade and Karley Godfrey	132 Hess Mill Road	7/29/2008	Plumbing Rough
08-041 fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy Hill Road	7/30/2008	Pre-Slab

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
07-129fra	Chris Cochran	3106 Appleton Road	7/31/2008	Footer
08-026fra	Paradox Vineyard	1833 Flint Hill Road	7/31/2008	Final
08-004fra	Wade and Karley Godfrey	132 Hess Mill Road	7/31/2008	Re-Frame
08-017fra	Avon Grove Charter School	1769 New London Road	7/31/2008	Preliminary Final
08-068fra	Cellco Partnership	91-99 Parsons Road	7/31/2008	Footer
08-064fra	Cornerstone Presbyterian Church	Corner of Rte. 896 & Gypsy Hill Road	8/4/2008	Transformer setup
08-064fra	Cornerstone Presbyterian Church	Corner of Rte. 896 & Gypsy Hill Road	8/4/2008	Transformer setup
08-067fra	Suzanne Fetterman/Frank McCue	30 Kimbelot Lane	8/5/2008	Electric
07-095fra	Sassan Nur	117 Cavender Lane	8/5/2008	Footer
08-068fra	Cellco Partnership	91-99 Parsons Road	8/5/2008	Grounding/Cell
08-030fra	Wilkinson Regal	212 Thoreau Court	8/5/2008	Final
08-042fra	Mario and Michelle Marge	405 Mc Daniel Drive	8/5/2008	Re-Re-Final
08-004fra	Wade and Karley Godfrey	132 Hess Mill Road	8/5/2008	Re-Rough
08-041fra	Cornerstone Presbyterian Church	Corner of Rte. 896 & Gypsy Hill Road	8/6/2008	Pressure test
08-058fra	Wilkinson Regal	103 Leopold Court	8/7/2008	Plumbing Air
05-049fra	Sylvan Pools/ Ken Weaverling	651 Old School House Road	8/7/2008	Final
08-017fra	Avon Grove Charter School	1769 New London Road	8/7/2008	Multiple Sys.
08-030fra	Wilkinson Regal	212 Thoreau Court	8/7/2008	Re-Final
08-051fra	Donald Crain	3 Hidden Springs Lane	8/7/2008	Footer/Stakeout
08-017fra	Avon Grove Charter School	1769 New London Road	8/7/2008	Fire Supression
06-141fra	Peter Messikomer	36 Pennbrook Drive	8/12/2008	Combo Rough
08-077fra	John and Stephanie Doyle	406 Vixen Place	8/12/2008	Footer
08-067fra	Suzanne Fetterman/Frank McCue	30 Kimbelot Lane	8/12/2008	Insulation/drywall

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
07-096fra	Elmer Paisley	43 Parson Road	8/12/2008	Electric service
08-037fra	Chris Cochran	3106 Appleton Road	8/12/2008	Foundation
08-017fra	Avon Grove Charter School	1769 New London Road	8/13/2008	Mechanical Rough
08-058fra	Wilkinson Regal	103 Leopold Court	8/14/2008	Footer
08-065fra	Graylin and Helen Woncester	9 Beechwood Drive	8/14/2008	Foundation
08-017fra	Avon Grove Charter School	1769 New London Road	8/14/2008	Emergency
08-017fra	Avon Grove Charter School	1769 New London Road	8/18/2008	Site
08-041fra	Cornerstone Presbyterian Church	Corner of Rte. 896 & Gypsy Hill Road	8/19/2008	Pre-Slab/2nd Flr
08-017fra	Avon Grove Charter School	1769 New London Road	8/19/2008	Final
08-078fra	Bruce Morris	1 Springhouse Lane	8/19/2008	Final
08-058fra	Wilkinson Regal	103 Leopold Court	8/20/2008	Combo Rough
07-062fra	Chris Wagner	500 Gypsy Hill Road	8/21/2008	Re-Electric Final
08-071 fra	Wickersham Building	105 Sycamore Knoll Lane	8/21/2008	Frame Rough
08-071 fra	Wickersham Building	105 Sycamore Knoll Lane	8/21/2008	Final
08-017fra	Avon Grove Charter School	1769 New London Road	8/21/2008	Final
08-039fra	Carol and David Hoffman	464 Chesterville Road	8/21/2008	Combo Rough
08-058fra	Wilkinson Regal	103 Leopold Court	8/21/2008	Insulation
08-017fra	Avon Grove Charter School	1769 New London Road	8/25/2008	Re-Final

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.

99 Parsons Road – Nextel Communications has been notified that they are in violation for not having paid for or obtained a permit as well as hiring another inspection company to perform inspections.

ZONING TASKS continued

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 (WSFS). WSFS was notified of the need to clean the property; their agent responded and work has begun. Charles Wood is in the process of requesting bids for use of a stump grinder to remove a large tree stump at the property.

107 Cavender Lane – The property went to Sheriff's Sale. A warning letter was sent to the Bank of New York, as trustee, requesting the property be cleared of all overgrown vegetation. There has been no response to date.

121 Castlebay Lane – A letter will be sent requesting a PECO Job Number and an inspection date for the interior of the dwelling unit. Drywall has been installed in the structure, but the windows, doors, etc., have remained open and exposed to inclement weather. Our concern is whether the interior of the structure has sustained any damage or mold growth.

651 Old School House Road – Citations were filed for utilizing an in-ground pool without requesting a final inspection. The township agreed to withdraw the citations as long as the owners provided a timeline during which all outstanding inspection and permit issues will be resolved.

109 Gypsy Hill Road - Cornerstone Presbyterian Church submitted an application to permit the installation of a playground at the site. Initially the request was denied because a playground is not an accessory use to a religious institution. Upon further investigation, it was determined that a recreational accessory use was previously established at the site; therefore the permit was approved.

1769 New London Road – The Avon Grove Charter School is undergoing preliminary final inspections for accessibility, mechanical, and plumbing. Solicitor Mark Thompson has informed me that all of his requirements have been met. Once the minor outstanding building issues are addressed, a Certificate of Occupancy will be issued.

Paradox Vineyard –Solicitor Thompson has reviewed and revised our letter regarding the remaining unresolved issues at the site. The temporary Certificate of Occupancy has been extended until September 30, 2008. The final C of O will not be issued until all of the building requirements are met.

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 has responded to Mr. McCormick in writing but we have not received a reply.

157 Peacedale Road – The owners have been notified that the permit for the water pumping station has expired and final inspections have yet to be requested.

Lexington Point - The service for the pump station is completed and is slated for inspection. The road to the station has been graded. I am currently researching E & S control items. The Board will be asked to approve Sandy Morgan's Milestone list as a means to track permit approvals and Certificates of Occupancy. We await word concerning Chester County Water Authority approvals.

7 Oak Tree Road - The owner was notified that the vegetation at the property was posing a visibility hazard to vehicular traffic. The owner notified me that she does not own the site where the trees are overgrown. I will have to investigate further.

497 Chesterville Road - The owner was notified that he was in violation for the occupancy of a horse barn that has never received a final inspection or a Certificate of Occupancy. The owner has not responded.

ZONING SITE VISITS, INSPECTIONS, MISC.

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 (JCT)

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

cc: John C. Theisen, Township Engineer
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