

LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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October 10, 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 August 26 to September 25, 2008.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fec	Recreation, Openspace, Impact Fees	Misc. Fees
						\$ 100.00
08-086	Donald Hamby	477 Church Hill Road	Shed			\$ 50.00
08-087	Cornerstone Presbyterian	109 Gypsy Hill Road	Playground			\$ 126.00
08-088	Mark Clouser	132 Don Road	Renovation	\$ 100.00		\$ 55.00
08-089	Gregory Barnett/Wilco	154 Janine Way	Electrical			\$ 362.50
08-090	Wilkinson Builders	114 Leopold Court	New Home	\$ 1,790.25	\$ 5,340.19	\$ 53.00
08-091	Wickersham Bld	105 Sycamore Knoll Ln	Electrical			\$ 100.00
08-092	Louis Picteschmann	131 Don Road	Renewal	\$ 30.00		\$ 75.00
08-093	Daryl Ford	16 Duncan Lane	Patio			\$ 25.00
08-094	Randy and Becky Botwinis	119 Partridge Way	Porch	\$ 215.60		\$ 387.50
08-095	Stephen Lines	119 Cavender Lane	Renewal	\$ 30.00		\$ 50.00
08-096	Xavier Aizpurer	3317 Appleton Road	Driveway			\$ 283.50
08-097	Wilkinson Builders	111 Leopold Court	New Home	\$ 2,390.85	\$ 5,340.19	\$ 50.00
08-098	Peter Messikner	36 Pennbrook Drive	Renewal	\$ 30.00		\$ 50.00
08-099	Edward and Kim Nuzzaci	401 Constitution Circle	Front Walk			\$ 283.50
08-100	Eric and Danielle Schwab	139 Conard Mill Road	Addition	\$ 1,435.00		\$ 1,667.50
Totals :				\$ 6,021.70	\$ 10,680.38	\$ 1,667.50

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-017fra	Avon Grove Charter School	1769 New London Road	8/25/2008	Re-Final
07-109fra	Matthew Procopio	31 Kimbelott Lane	8/26/2008	Re-final
08-058fra	Wilkinson Regal	103 Leopold Court	8/26/2008	Drywall
07-094fra	Steve Reynolds	109 Queen Lane	8/28/2008	Final

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-001fra	John Cavey	1 Victorian Lane	8/28/2008	Drywall
08-043fra	John and Elizabeth Gontarz	546 Chesterville Road	8/28/2008	Trench for water
07-129fra	Chris Cochran	3106 Appleton Road	8/28/2008	Foundation &
07-119fra	Dennis McCarthy	126 Stonegate Drive	8/28/2008	Final
08-083fra	Bryan Ballas	427 Chesterville Road	8/28/2008	Final
08-046fra	Stephen & Dorothy Malloy	208 Hawthorne Court	9/2/2008	Final
08-067fra	Suzanne Fetterman/Frank McCue	30 Kimbelot Lane	9/2/2008	Final
08-074fra	Brian Kelley	122 Peacedale Road	9/2/2008	Final
07-104fra	Christopher Novak	407 Constitution Circle	9/2/2008	Final Combo
07-112fra	Julian Wolfenbarger	306 Norwich Lane	9/2/2008	Re-final
08-088fra	Mark Clouser	132 Den Road	9/2/2008	Site
07-095fra	Sassan Nur	117 Cavender Lane	9/4/2008	Final/ Deck
08-036fra	Eric Brindle	1728 New London Road	9/4/2008	Final
08-042fra	Mario and Michelle Marge	405 Mc Daniel Drive	9/4/2008	Final
08-022fra	Wilkinson Regal	207 Thoreau Court	9/4/2008	Final
08-086fra	Donald Hamby	477 Church Hill Road	9/9/2008	Site Mtg
08-067fra	Suzanne Fetterman/Frank McCue	30 Kimbelot Lane	9/9/2008	Final
08-088fra	Mark Clouser	132 Den Road	9/9/2008	Combo Rough
08-022fra	Wilkinson Regal	207 Thoreau Court	9/9/2008	Re-U & O
08-044fra	Wilkinson Regal	105 Leopold Court	9/9/2008	U & O
08-088fra	Mark Clouser	132 Den Road	9/11/2008	Drywall
08-044fra	Wilkinson Regal	105 Leopold Court	9/11/2008	Re-final
08-089fra	Gregory Barnett/Wilco Electric	154 Janine Way	9/11/2008	Service
08-053fra	Sue Walker	137 Thompson Circle	9/11/2008	Final
08-041fra	Cornerstone Presbyterian Church	Corner of Rt 896 & Gypsy Hill Road	9/16/2008	Exterior Sheathing
08-067fra	Suzanne Fetterman/Frank McCue	30 Kimbelot Lane	9/23/2008	Re-final
08-090fra	Wilkinson Builders	114 Leopold Court	9/23/2008	Footer
08-065fra	Graylin and Helen Wonchester	9 Beechwood Drive	9/25/2008	Frame Rough
08-094fra	Randy and Becky Botwinis	119 Partridge Way	9/25/2008	Footer
08-073fra	Michael and Annie Hershey	812 Chandler Drive	9/25/2008	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.

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.

1769 New London Road – The Avon Grove Charter School has some minor outstanding building issues to address. There are also some traffic items from Scott Allen to be addressed. Once the minor outstanding building issues are addressed, a Certificate of Occupancy will be issued.

Paradocx Vineyard – Was sent the letter regarding the remaining unresolved issues at the site. The owners have not contacted me to date. The Temporary Certificate of Occupancy has not been extended as of 10/8/08.

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 pulled their permit until such time as they plan to start building.

ZONING TASKS continued

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 has renewed his permit for one year and is now in compliance.

ZONING SITE VISITS, INSPECTIONS, MISC.

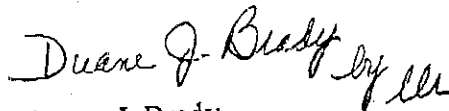
116 Borden Way – I have received a complaint concerning water runoff across the driveway. The owner and both contracting firms involved at the site are currently discussing remediation and have remained in contact with the Engineer, Grant Hitchens.

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
LTL Consultants, Ltd.
Franklin Township Zoning Officer

cc: John C. Theisen, Township Engineer
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