



LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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October 30, 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 September 25 to October 27, 2008.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
08-101	Mark Moran	497 Chesterville Road	Renewal	\$ 30.00		
08-102	Ronald Myers	105 Carriage Run	Shed			\$ 50.00
08-103	Pat Sheeran	538 Church Hill Road	Demolition			\$ 25.00
08-104	Michael and Joan Wasylyszyn	214 Chesterville Road	Shed			\$ 100.00
08-105	Sue Walker/Mike Soltis	137 Thompson Circle	Shed/Patio			\$ 226.00
08-106	Wayne Good	601 Chesterville Road	Renewal	\$ 30.00		
08-107	Nathan and Thea Marr	106 Jefferson Blvd	Deck			\$ 100.00
08-108	Stephen Torres	262 N. Creek Road	Grading			\$ 25.00
Totals :				\$ 60.00	\$	\$ 526.00

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
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
08-065fra	Graylin and Helen Wonchester	9 Beechwood Drive	9/25/2008	Frame Rough
08-094fra	Randy and Becky Botwinis	119 Partridge Way	9/30/2008	Footer

BUILDING INSPECTIONS CONTINUED

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-090fra	Wilkinson Builders	114 Leopold Court	9/30/2008	Backfill
07-113fra	Kemblesville Methodist Church	1772 New London Road	10/1/2008	Final
08-097fra	Wilkinson Regal	111 Leopold Court	10/2/2008	Footer
08-100fra	Eric and Danielle Schwab	139 Conard Mill Road	10/7/2008	Footer
08-094fra	Randy and Becky Botwinis	119 Partridge Way	10/9/2008	Foundation
08-086fra	Donald Hamby	477 Church Hill Road	10/9/2008	Final
08-081fra	Avon Grove Charter School	1769 New London Road	10/9/2008	Final
08-105fra	Sue Walker and Mike Soltis	137 Thompson Circle	10/14/2008	Stakeout
08-100fra	Eric and Danielle Schwab	139 Conard Mill Road	10/14/2008	Footer
08-058fra	Wilkinson Regal	103 Leopold Court	10/14/2008	U & O
08-039fra	Carol and David Hoffman	464 Chesterville Road	10/14/2008	Drywell
08-064fra	Cornerstone Presbyterian Church	Corner of Route 896 & Gypsy Hill Road	10/14/2008	Frame Rough
08-102fra	Ronald Myers	105 Carriage Run	10/14/2008	Site/Stakeout
08-097fra	Wilkinson Regal	111 Leopold Court	10/14/2008	Backfill
08-100fra	Eric and Danielle Schwab	139 Conard Mill Road	10/15/2008	Re-Header
07-018fra	Ellis Schmidt	PA 841 and Flint Hill Road	10/15/2008	Final
06-028fra	Wilkinson Regal	North Bank Road	10/16/2008	Final
08-100fra	Eric and Danielle Schwab	139 Conard Mill Road	10/16/2008	Footer
06-054fra	Heritage Residential	North Clay Creek Road	10/16/2008	Final
07-027fra	Ed DeStadney	103 Walker Road	10/16/2008	Final
08-090fra	Wilkinson Builders	114 Leopold Court	10/16/2008	Plumbing Rough
06-027fra	Wilkinson Regal	Auburn Road	10/17/2008	Final
06-041fra	Thomas and Kathryn Kealy	22 Carpenter Lane	10/17/2008	close out
04-101fra	Steven M. Badaracco	182 Trythall Rd	10/21/2008	Final
08-084fra	Robert Dotey	102 Borden Way	10/21/2008	Frame Rough
08-014fra	Mario and Pamela Patone	1051 Wickerton Road	10/21/2008	Final

BUILDING INSPECTIONS CONTINUED

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-014fra	Mario and Pamela Patone	1051 Wickerton Road	10/21/2008	Final
08-099fra	Edward and Kimberly Nuzzaci	401 Constitution Circle	10/21/2008	Final
08-080fra	Clinton Blackwell Jr.	627 Chesterville Road	10/21/2008	Final
08-102fra	Ronald Myers	105 Carriage Run	10/21/2008	Final
04-002fra	Donald Urban	South Guernsey Road	10/22/2008	Final
08-008fra	Donna Stephenson	3 Weathervane Lane	10/23/2008	Final
08-077fra	John and Stephanie Doyle	406 Vixen Place	10/23/2008	Frame Rough
08-100fra	Eric and Danielle Schwab	139 Conard Mill Road	10/23/2008	Backfill
04-083fra	Warren Gibson	417 Chesterville Road	10/23/2008	Final
08-069fra	Cornerstone Presbyterian Church	Corner of Route 896 & Gypsy Hill Road	10/23/2008	Final
07-130fra	Keystone Custom Homes	South Guernsey Road	10/23/2008	Final
06-115fra	Cornerstone Presbyterian Church	Corner of Route 896 and Gypsy Hill Road	10/23/2008	Final
08-056fra	Richard Basciani Jr.	219 Chesterville Road	10/23/2008	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. Cricket Communications, the owner of the tower, will be notified that they are responsible for obtaining a grading permit for a pile of dirt that remains at the base of the tower. It will also be determined whether escrow monies can be utilized to repair road damage that was caused by the owners' contractors.

1651 New London Road – A letter of compliance was issued to the current owner for the prompt cleanup of the property.

338 Northbank Road – A Notice of Violation was sent to the owners requesting that they remove the posts, which are located in the public right-of-way area. Said posts pose a hazard to public safety by serving as an obstruction to vehicular traffic, including Township snow removal equipment.

ZONING TASKS continued

107 Cavender Lane – The vegetation at the property has been mown.

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. The contractor has not scheduled an inspection.

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. Because the owners neglected to address these issues, a Notice of Violation was sent giving them until October 31, 2008 to bring the property into compliance. Otherwise, citations will once again be issued.

1769 New London Road – The Avon Grove Charter School has some minor outstanding building issues to address. Scott Allen has traffic items to review, including the creation of a parking area in other than the front yard. Currently, a temporary Certificate of Occupancy has been issued. The final inspection is scheduled for October 30, 2008.

Paradocx Vineyard – The owners have requested a Zoning Hearing to appeal the interpretation of the Zoning Officer in regard to the definition of an agricultural use. I sent a letter informing their attorney that once an application form is submitted, a hearing date will be scheduled. The Temporary Certificate of Occupancy has not been extended as of 10/8/08.

110 Hawthorne Court – A residential swimming pool has been situated too close to the septic system. Corrective measures are being taken to bring the property into compliance.

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.

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 am trying to determine who is responsible for the maintenance of the property bordering the right-of-way.

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

3317 Appleton Road – The HARB approved the construction of a driveway and a fence at this property.

I am working on closing out old files and organizing property files by parcel identification number.

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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