

# LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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December 2, 2008

Franklin Township  
Attention: Jeff Eastburn  
20 Municipal Lane  
Kemblesville PA 19347

Dear Board Members:

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

## PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
08-109	Virginia & Kenneth Stanley	651 Old School House Road	Renewal	\$ 30.00		
08-110	Kay Paisley Hoover	559 Church Hill Road	Addition	\$ 300.00		\$ 181.00
08-111	John Boxler	875 Pennocks Bridge Road	Electric miscellaneous			\$ 55.00
08-112	Pete and Eileen Disipio	110 Hawthorne Court	In-ground Pool	\$ 518.70		\$ 180.00
08-113	Judy Kinney	130 Pheasant Hill Lane	Addition	\$ 300.00		\$ 206.00
08-114	Paula Lawler	110 Glenloch Drive	Detached Garage	\$ 420.00		\$ 157.50
08-115	Micah and Gretchen Spears	9 Benjamin Run	Shed	\$ 315.00		\$ 50.00
<b>Totals :</b>				<b>\$ 1,883.70</b>	<b>\$</b>	<b>\$ 829.50</b>

## BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-017fra	Avon Grove Charter School	1769 New London Road	10/30/2008	Final
08-088fra	Mark Clouser	132 Den Road, Lincoln	10/30/2008	Final
08-041fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy Hill Road	10/31/2008	Gas Test
08-039fra	Carol and David Hoffman	464 Chesterville Road	11/4/2008	Service
08-039fra	Carol and David Hoffman	464 Chesterville Road	11/4/2008	Plumbing pres
08-097fra	Wilkinson Regal	111 Leopold Court	11/6/2008	Under slab
06-001fra	Wilkinson Builders	Intersection of Clay Creek & Auburn Road	11/6/2008	Final

**BUILDING INSPECTIONS**

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
06-098fra	Jeff Kohler	300 Red Fox Lane	11/6/2008	Final
08-112fra	Pete and Eileen Disipio	110 Hawthorne Court	11/6/2008	Stakeout
07-024fra	Marc Filbert	487 Church Hill Road	11/11/2008	Final
08-107fra	Nathan and Thea Marr	106 Jefferson Blvd	11/11/2008	Stakeout
08-073fra	Michael and Annic Hershey	812 Chandler Drive	11/11/2008	Final
08-041fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy Hill Road	11/11/2008	Under slab
07-023fra	Marc Filbert	487 Church Hill Road	11/11/2008	Final
07-112fra	Julian Wolfenbarger	306 Norwich Lane	11/11/2008	Re-Re-Final
08-017fra	Avon Grove Charter School	1769 New London Road	11/11/2008	Site Work
08-041 fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy Hill Road	11/12/2008	Under slab
08-039fra	Carol and David Hoffman	464 Chesterville Road	11/13/2008	Combo
08-090fra	Wilkinson Builders	114 Leopold Court	11/13/2008	Service
08-090fra	Wilkinson Builders	114 Leopold Court	11/13/2008	Plumbing Rough
08-097fra	Wilkinson Regal	111 Leopold Court	11/14/2008	Service
08-110fra	Kay (Paisley) Hoover	559 Church Hill Road	11/18/2008	Stakeout
07-104fra	Christopher Novak	407 Constitution Circle	11/18/2008	Final
08-115fra	Micah and Gretchen Spears	9 Benjamin Run	11/18/2008	Stakeout
07-092fra	Sonya Gift	644 Old School House Road	11/18/2008	Final
08-017fra	Avon Grove Charter School	1769 New London Road	11/20/2008	Final
08-041 fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy Hill Road	11/20/2008	Electric Rough
08-041fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy Hill Road	11/20/2008	Pre-slab

**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. No change in project status. I will follow up with parties in December.

**99 Parsons Road** – A foreman for Crown Castle Communications, owner of the cell tower site, was taken to the location to observe the repairs required. It will also be determined whether escrow monies can be utilized to repair road damage that was caused by the owners' contractors. So far, the job has not been done. Our office will invoice them for our time spent on the project.

### ZONING TASKS continued

**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. The property owner contacted our office by e-mail stating that Northbank Road is a state road, and as such, does not come under the jurisdiction of the Township. I will notify the State about the posts located in the right-of-way area.

**121 Castlebay Lane** – An inspection date for the interior of the dwelling unit needs to be scheduled. 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. A PECO job number has been received.

**651 Old School House Road** – The owner has renewed the permit to make the required corrections to the in-ground pool.

**Avon Grove Charter School, 1769 New London Road** – Scott Allen has traffic items to review, including the creation of a parking area in other than the front yard. Currently, a conditional Certificate of Occupancy has been issued. All outstanding building issues have been completed.

**Paradox 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** – The permit for the pool was issued to the property owner.

**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 Mr. Baughman's attorney, Gerald F. McCormick. Mark Thompson has responded to Mr. McCormick in writing but we have not received a reply. A subdivision plan has been submitted to the Township and reviewed by LTL Consultants.

**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. Our office received a building permit application for the project.

**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.

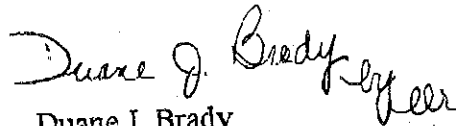
**HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY**

**3307 Appleton Road** – The HARB approved repairs on the house where stucco has fallen off the building.

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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