

January 5, 2009

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 November 24 to December 22, 2008.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
08-116	Harnish Shah	215 Armitage Court	Deck	\$ 207.20		\$ 50.00
08-117	Ralph Workman	12 Quail Drive	Addition	\$ 300.00		\$ 206.00
08-118	J. Johnston Jr.	260 N. Creek Road	Retaining Wall	\$ 100.00		\$ 50.00
08-119	Brian and Nancy Brady	22 Beechwood Drive	Shed	\$ 336.00		\$ 367.50
08-120	Gifford Nowland	624 Chesterville Road	Addition	\$ 2,567.20		\$ 447.50
08-121	Dr. Neil and Bess McAneny	1860 Flint Hill Road	Timber Harvest			\$ 75.00
08-122	Wilkinson Regal	209 Thoreau Court	New Home	\$ 2,735.95	\$ 5,340.19	\$ 412.50
08-123	Michael and Janice Gillen	318 Heather Hill Drive	Shed	\$ 302.40		\$ 50.00
08-124	Kelly Adams	21 Parsons Road	Renewal addition	\$ 30.00		
08-125	Robert and Sandy Coombes	1798 New London Road	Home Business			\$ 50.00
08-126	Avon Grove Chester School	1769 New London Road	Electrical			\$ 150.00
Totals :				\$ 6,578.75	\$ 5,340.19	\$ 1,858.50

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-090fra	Wilkinson Builders	114 Leopold Court	11/25/2008	Combo Rough
08-110fra	Kay (Paisley) Hoover	559 Church Hill Road	11/25/2008	Footer
08-090fra	Wilkinson Builders	114 Leopold Court	11/26/2008	Insulation
08-097fra	Wilkinson Regal	111 Leopold Court	11/26/2008	Plumbing Rough
07-112fra	Julian Wolfenbarger	306 Norwich Lane	11/26/2008	Final

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-090fra	Wilkinson Builders	114 Leopold Court	12/1/2008	Drywall
08-040fra	Cricket Communications	99 Parsons Road	12/1/2008	Electric Final
08-111fra	John Boxler	875 Pennocks Bridge Road	12/2/2008	Electric Rough
08-090fra	Wilkinson Builders	114 Leopold Court	12/2/2008	Drywall
08-041fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy Hill Road	12/2/2008	Foundation
08-114fra	Paula Lawler	110 Glenloch Drive	12/2/2008	Stakeout
08-112fra	Pete and Eileen Disipio	110 Hawthorne Court	12/2/2008	Steel/Bonding
08-110fra	Kay (Paisley) Hoover	559 Church Hill Road	12/4/2008	Foundation
08-116fra	Harnish and Amy Shah	215 Armitage Court	12/4/2008	Footer
08-039fra	Carol and David Hoffman	464 Chesterville Road	12/4/2008	Insulation
08-040fra	Cricket Communications	99 Parsons Road	12/4/2008	Re-Final
08-064fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy Hill Road	12/4/2008	Insulation
08-039fra	Carol and David Hoffman	464 Chesterville Road	12/4/2008	Insulation
08-090fra	Wilkinson Builders	114 Leopold Court	12/4/2008	Drywall
08-116fra	Harnish and Amy Shah	215 Armitage Court	12/4/2008	Frame Rough
08-068fra	Cellco Partnership	91-99 Parsons Road	12/8/2008	Site Visit
08-040fra	Cricket Communications	99 Parsons Road	12/8/2008	Site Visit
08-119fra	Brian and Nancy Brady	22 Beechwood Drive	12/9/2008	Footer
08-119fra	Brian and Nancy Brady	22 Beechwood Drive	12/9/2008	Stakeout
08-097fra	Wilkinson Regal	111 Leopold Court	12/9/2008	Combo Rough
08-097fra	Wilkinson Regal	111 Leopold Court	12/9/2008	Drywell/Piping
08-097fra	Wilkinson Regal	111 Leopold Court	12/9/2008	Deck Footers
08-117fra	Ralph and Christina Workman	12 Quail Drive	12/9/2008	Stakeout
07-092fra	Sonya Gift	644 Old School House Road	12/9/2008	Re-Final
08-117fra	Ralph and Christina Workman	12 Quail Drive	12/11/2008	Footer
08-097fra	Wilkinson Regal	111 Leopold Court	12/11/2008	Insulation
08-097fra	Wilkinson Regal	111 Leopold Court	12/11/2008	Insulation
08-091fra	Wickersham Building	105 Sycamore Knoll Lane	12/11/2008	Electric Final
08-071fra	Wickersham Building	105 Sycamore Knoll Lane	12/11/2008	Re-final

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-117fra	Ralph and Christina Workman	12 Quail Drive	12/16/2008	Footer
08-097fra	Wilkinson Regal	111 Leopold Court	12/16/2008	Drywall
08-097fra	Wilkinson Regal	111 Leopold Court	12/16/2008	Drywall
08-110fra	Kay (Paisley) Hoover	559 Church Hill Road	12/18/2008	Footer
08-024fra	Keystone Custom Homes	101 Janine Way	12/18/2008	Final
08-041fra	Cornerstone Presbyterian Church	Corner of Rte 896 & Gypsy Hill Road	12/18/2008	Insulation

ZONING TASKS

101 Stonegate Drive – I am awaiting a status update from the Township Zoning Hearing Board Solicitor.

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 in the near future.

338 Northbank Road – PennDOT required the owner to remove the posts located in the right-of-way area. This matter is now closed.

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.

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.

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. The Temporary Certificate of Occupancy has not been extended as of 10/8/08. The owners responded to our letter of November 18, 2008 regarding modification of the Final Development Plan to indicate existing changes at the site including: sewage and restroom facilities; the wine tasting area; stormwater facilities; and driveway site distance issues.

ZONING TASKS continued

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. Mr. Baughman's attorney, Gerald F. McCormick, also contacted the Township. 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 is expected to be on the agenda for the February PC meeting.

Lexington Point – A temporary Certificate of Occupancy was issued on January 1, 2009. The building permit application was denied until outstanding zoning issues are resolved.

ZONING SITE VISITS, INSPECTIONS, MISC.

Nothing new transpired this month.

HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY

Nothing new transpired this month.

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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