

LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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July 10, 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 May 27 to June 26, 2009.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
09-041	C. Dale Hendricks	1834 Flint Hill Road	Addition	\$ 200.00		\$ 75.00
09-042	Kim Fisher	101 Stonegate Drive	Grading			\$ 25.00
09-043	Cornerstone Church	109 Gypsy Hill Road	Temp Sign			\$ 40.00
09-044	Sherrie Jenkins	102 Borden Way	Generator			\$ 76.00
09-045	Jeffrey Colberg	138 Thompson Circle	Deck			\$ 100.00
09-046	Robert Ralmo	118 Waterfall Lane	Renovation	\$ 200.00		\$ 50.00
09-047	Michael Smart	212 Zephyr Lane	Addition	\$ 100.00		\$ 131.00
09-048	Bruce Teel	15 Lizanne Lane	Alteration	\$ 100.00		\$ 50.00
09-049	Brian Ingalls	101 Leopold Court	Patio			\$ 100.00
09-050	Eric Sched	107 Cavender Lane	Driveway			\$ 50.00
09-051	Joseph and Susan Cornette	505 Cub Lane	Addition	\$ 637.00		\$ 206.00
				\$ 1,237.00		\$ 903.00

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-100fra	Eric and Danielle Schwab	139 Conard Mill Road	5/28/2009	Insulation
09-005fra	John Carey	1 Victorian Lane	5/28/2009	Re-Final
08-077fra	John and Stephanie Doyle	406 Vixen Place	5/28/2009	Temp Final
09-022fra	Robert Brown	8 Quail Drive	5/28/2009	Re-Final
J8-120fra	Gifford Nowland	624 Chesterville Road	5/28/2009	Drywall

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
09-009fra	Bryan and Joan Eldreth	478 Auburn Road	5/28/2009	Temp Final
09-019fra	Bryan Eldreth	478 Auburn Road	5/28/2009	Service
09-025fra	Christopher Koval	105 Leopold Court	6/2/2009	Final
09-037fra	Sean and Joyce McCormick	301 Dawnwood Drive	6/2/2009	Final
09-018fra	James Johnston Jr.	260 N. Creek Road	6/2/2009	Plumbing/Drain-A
08-085fra	Bruce Gorby/Michael Maristch	210 Chesterville Road	6/2/2009	Footer
08-122fra	Wilkinson Regal	209 Thoreau Court	6/4/2009	Raking & Seeding
08-100fra	Eric and Danielle Schwab	139 Conard Mill Road	6/4/2009	Drywall
09-020fra	Wilkinson Regal	114 Leopold Court	6/4/2009	Final
08-090fra	Wilkinson Builders	114 Leopold Court	6/4/2009	Final
09-036fra	Wilkinson Builders	211 Thoreau Court	6/4/2009	Service
09-015fra	Michael Makowski	1611 New London Road	6/4/2009	Combo Rough
09-014fra	Wade and Karley Godfrey	132 Hess Mill Road	6/9/2009	Drywell
09-036fra	Wilkinson Builders	211 Thoreau Court	6/9/2009	Drywell
09-039fra	Donna and Walt Dea	102 Stonegate Drive	6/9/2009	Footer
09-031fra	Alan and Therese Mirah	5 Berkshire Road	6/9/2009	Stakeout
09-040fra	John Cowan	24 Ways Run	6/9/2009	Stakeout
08-090fra	Wilkinson Builders	114 Leopold Court	6/9/2009	Re-Final
09-039fra	Donna and Walt Dea	102 Stonegate Drive	6/9/2009	Re-Header
09-020fra	Wilkinson Regal	114 Leopold Court	6/9/2009	Re-Final
09-043fra	Cornerstone Presbyterian Church	109 Gypsy Hill Road	6/10/2009	Site
08-112fra	Pete and Eileen Disipio	110 Hawthorne Court	6/11/2009	Re-Bonding
09-040fra	John Cowan	24 Ways Run	6/11/2009	Foundation
09-031fra	Alan and Therese Mirah	5 Berkshire Road	6/11/2009	Footer
09-039fra	Donna and Walt Dea	102 Stonegate Drive	6/16/2009	Frame Rough
08-085fra	Bruce Gorby/Michael Maristch	210 Chesterville Road	6/16/2009	Final
06-143fra	Michael Maristch	210 Chesterville Road	6/16/2009	Final
09-015fra	Michael Makowski	1611 New London Road	6/18/2009	Insulation/energy
09-040fra	John Cowan	24 Ways Run	6/18/2009	Foundation
09-039fra	Donna and Walt Dea	102 Stonegate Drive	6/23/2009	Electric Rough
08-039fra	Carol and David Hoffman	464 Chesterville Road	6/23/2009	Final
09-031fra	Alan and Therese Mirah	5 Berkshire Road	6/23/2009	Bonding

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
09-015fra	Michael Makowski	1611 New London Road	6/23/2009	Insulation
09-048fra	Bruce Teel	15 Lizanne Lane	6/23/2009	Footing
09-045fra	Jeffrey Colberg	138 Thompson Circle	6/23/2009	Final
09-040fra	John Cowan	24 Ways Run	6/23/2009	Foundation
08-039fra	Carol and David Hoffman	464 Chesterville Road	6/24/2009	Re-Final
09-048fra	Bruce Teel	15 Lizanne Lane	6/25/2009	Frame Rough

ZONING TASKS

101 Stonegate Drive – The property owners' attorney is working with Brandywine Conservancy and the Home Owners Association to revise the plan and get it approved. The Zoning Hearing Board Solicitor will be sending me an update via e-mail next week.

121 Castlebay Lane – The builder has renewed the permit, but no additional work or inspections have occurred to date. The structure was vandalized: windows in the sliding glass doors were shattered and graffiti was sprayed on the walls throughout the house. There also appears to be mold forming on one wall. A Stop Work Notice was sent to the owner and the property was posted as an unsafe structure. The owner secured the structure and cut some of the lawn. I am currently working with CCCD on stormwater issues at the site. There have been some inquiries from parties considering the purchase of the development.

Avon Grove Charter School, 1769 New London Road – Another temporary Certificate of Occupancy was issued until August 2009. I met with Allen Myers at the site to discuss the detour route that was posted incorrectly. I also explained that the silt fence and remaining E & S control requirements have not been completed. I was told that would be accomplished by Friday, July 10, 2009.

Paradox Vineyard – The owners of the vineyard are working with the Township Solicitor on devising a limited winery ordinance for the Township.

139 Conard Mill Road – The contractor was notified that he neglected to replace fill that he had removed from an easement area in the rear of the property. As a result, the area fills with stormwater during a steady rainfall, thus posing a hazard. He has also neglected to install a safety fence around a stormwater inlet where a considerable height difference exists. In addition, the contractor left several vehicles and building materials at the site, which need to be removed as soon as possible. I have not received a response from the contractor. No new action was taken this month.

Franklin Chase Development – The developer has been notified to trim the vegetation on 11 of the vacant building lots. A Violation Notice was sent since no action was taken at the site.

ZONING TASKS continued

381 School House Road – The Land Development plan has been recorded. The permit application is currently under review and a permit will be issued no later than the week of July 15, 2009.

210 Chesterville Road – The owner has been informed to cease operating an automotive repair facility in his front yard and to remove the temporary storage container that has been in the yard for more than six months. The property is now in compliance.

Wyndemere – We received a complaint regarding the Heritage Builders development's stormwater drainage problems. The Chester County Conservation District believes there may be a malfunctioning skimmer in the stormwater basin. The CCCD will be sending a letter to us concerning their findings.

104 Peacedale Road – The owner was notified to remove the grass clippings that he currently has piled in the swale area along the roadway. The owner is cooperating with the Township by removing the grass.

482 Auburn Road – The owner was notified to trim vegetation, remove a dead tree and dispose of a collapsing shed on the property. A Violation Notice was sent since no action was taken at the site.

101 Leopold Court – The owner received a notice for constructing a pool prior to obtaining a permit. The property is now in compliance.

219 Chesterville Road – The owner was notified that an inspection for a rear deck must precede its occupation while no permit was ever obtained for the newly constructed deck in the front yard. A Violation Notice will be sent since the owner never contacted the Township.

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

ZONING SITE VISITS, INSPECTIONS, MISC.

Nothing new transpired this month.

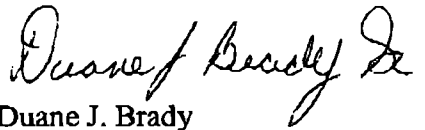
HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY

2 Tilden Drive – The owner wants to attach a dog run to the existing dog pen in the rear yard of the property. The meeting scheduled for July 7, 2009 was cancelled because they did not have a quorum. The meeting has not been rescheduled to date.

Several members of the HARB have asked me to review the Ordinance to determine whether we can eliminate certain routine issues that come before them. I sent the Board a letter containing my suggestions for making the review process more efficient.

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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