

LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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August 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 June 26 to July 28, 2009.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
09-052	Cornerstone Church	109 Gypsy Hill Road	Sign			\$ 40.00
09-053	Suzanne and Mark Tretowicz	105 Sycamore Knoll Lane	Home Business			\$ 50.00
09-054	Cornerstone Church	109 Gypsy Hill Road	Addendum to Mezzanine	Fees included w/ previous permit		
09-055	Wilkinson Regal	112 Leopold Court	New Home	\$ 2,046.80	\$ 5,290.18	\$ 412.50
09-056	Natural Lands Trust	157 Peacedale Road	Driveway			\$ 50.00
09-057	Suzanne and Mark Tretowicz	105 Sycamore Knoll Lane	Deck	\$ 304.50		\$ 50.00
09-058	Graylin Worcester	9 Beechwood Drive	Electric			\$ 76.00
09-059	Avon Grove School	1769 New London Rd	Electric			\$ 800.00
09-060	Allan Myers	1769 New London Rd	Grading			\$ 25.00
09-061	Byran Eldreth	478 Auburn Road	Grading/deck			\$ 75.00
09-062	Keith Lange	404 Constitution Circle	Addition	\$ 126.00		\$ 50.00
09-063	Kevin and Diane Klinger	7 Kathleen Drive	Deck	\$ 200.00		\$ 50.00
09-064	Keith Hutchenson	311 Belmont Court	Deck	\$ 200.00		\$ 151.00
09-065	Dautrich Homes	381 School House Road	New Home	\$ 2,086.00	\$ 2,467.41	\$ 412.50
09-066	Tony Ha	207 Thoreau Court	Basement	\$ 464.10		\$ 730.10
09-067	Daniel Vennard	162 Laurel Bridge Road	Renovation	\$ 100.00		\$ 76.00
09-068	Matthew Schuster	14 Oak Tree Drive	Pole Barn	\$ 470.40		\$ 262.50
09-069	Adam and Judy Stroud	212 Thoreau Court	Deck	\$ 257.25		\$ 50.00
				\$ 6,255.05	\$ 7,757.59	\$ 3,360.60

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
09-048fra	Bruce Teel	15 Lizanne Lane	6/29/2009	Re-Rough Frame
08-087fra	Cornerstone Presbyterian Church	109 Gypsy Hill Road	6/29/2009	Final
09-018fra	James Johnston Jr.	260 N. Creek Road	6/30/2009	Service/ R.
09-051fra	Joseph and Susan Cornette	505 Cub Lane	7/7/2009	Stakeout
09-031fra	Alan and Therese Mirah	5 Berkshire Road	7/7/2009	Electric Final
09-039fra	Donna and Walt Dea	102 Stonegate Drive	7/7/2009	Final
09-039fra	Donna and Walt Dea	102 Stonegate Drive	7/9/2009	Final
09-048fra	Bruce Teel	15 Lizanne Lane	7/9/2009	Final
08-113fra	Judy Kinney	130 Pheasant Hill Lane	7/9/2009	Footer
09-031fra	Alan and Therese Mirah	5 Berkshire Road	7/9/2009	Final
09-036fra	Wilkinson Builders	211 Thoreau Court	7/9/2009	Combo
09-036fra	Wilkinson Builders	211 Thoreau Court	7/14/2009	Re-Rough Combo
09-051fra	Joseph and Susan Cornette	505 Cub Lane	7/14/2009	Footer
09-055fra	Wilkinson Regal, LLC	112 Leopold Court	7/14/2009	Footer
08-077fra	John and Stephanie Doyle	406 Vixen Place	7/14/2009	Deck footer
09-036fra	Wilkinson Builders	211 Thoreau Court	7/16/2009	Insulation
09-057fra	Suzanne and Mark Tretowicz	105 Sycamore Knoll Lane	7/16/2009	Footer
09-059fra	Avon Grove Charter School	1769 New London Road	7/20/2009	Electrical
08-017fra	Avon Grove Charter School	1769 New London Road	7/20/2009	Final
09-036fra	Wilkinson Builders	211 Thoreau Court	7/20/2009	Drywall
08-056fra	Richard Basciani Jr.	219 Chesterville Road	7/21/2009	Re-Final
09-063fra	Kevin and Diane Klinger	7 Kathleen Drive	7/21/2009	Footer
09-059fra	Avon Grove Charter School	1769 New London Road	7/23/2009	Electrical Conduit
09-064fra	Keith W. Hutchenson	311 Belmont Court	7/28/2009	Site/Stakeout
09-055fra	Wilkinson Regal, LLC	112 Leopold Court	7/28/2009	Foundation/backfill

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.

Avon Grove Charter School, 1769 New London Road – A Certificate of Occupancy was issued for the construction and renovation work completed at the school.

ZONING TASKS continued

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

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.

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. I had a meeting on the site with representatives from the bank to review all outstanding items in the development. I am currently waiting for a response from the bank.

381 School House Road – A permit was issued and the first inspection has been conducted. This file will be closed in the near future.

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. A site meeting is scheduled for Thursday, August 13, 2009 with CCCD.

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 property was cleaned up and a compliance letter will be sent to the owner. The file will be closed.

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 final inspection was completed. A compliance letter will be sent and the file will be closed.

ZONING TASKS continued

103 Jefferson Boulevard – The property owner was issued a warning to cease construction work at the site until he had obtained an approved permit. When he failed to stop work and obtain a permit, a Stop Work Order was issued. The owner has removed the Stop Work Notice postings on two occasions. Citations may be required in this case.

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.

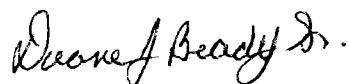
HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY

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. I met with the homeowner to obtain additional information, and will request that the HARB schedule a special meeting to hear the appeal.

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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