

LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

PO BOX 241 • ONE TOWN CENTRE DRIVE • OLEY, PA 19547
(610) 987-9290 • FAX: (610) 987-9288

September 11, 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 July 28 to August 25, 2009.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
09-070	Comerstone Church	109 Gypsy Hill Road	Retro fit	Fees Included w/ previous permit		
09-071	Timothy Sommers	121 Thompson Circle	Seasonal Pool			\$ 30.00
09-072	H. Shah	215 Armitage Court	Shed			\$ 50.00
09-073	Edward Fosbener	202 Jess Pusey Drive	Shed			\$ 50.00
09-074	Megan Lange	404 Constitution Circle	Electric Misc.			\$ 76.00
09-075	Comerstone Church	109 Gypsy Hill Road	Exhaust Hood	Fees Included w/ previous permit		
09-076	Comerstone Church	109 Gypsy Hill Road	Kitchen Facility	Fees Included w/ previous permit		
09-077	Comerstone Church	109 Gypsy Hill Road	Stage	Fees Included w/ previous permit		
09-078	Dave Giacomini	111 Preakness Court	Deck/Hot Tub	\$ 200.00		\$ 100.00
				\$ 200.00		\$ 306.00

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
09-064fra	Keith W. Hutchenson	311 Belmont Court	7/28/2009	Site/Stakeout/Foot
09-049fra	Brian Ingalls	101 Leopold Court	7/28/2009	Final
09-055fra	Wilkinson Regal, LLC	112 Leopold Court	7/28/2009	Foundation/backfill
09-021fra	Scott Ferroni	103 Carriage Run Road	7/30/2009	Final

BUILDING INSPECTIONS continued

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
08-112fra	Pete and Eileen Disipio	110 Hawthorne Court	7/30/2009	Final
09-068fra	Matthew Schuster	14 Oak Tree Drive	7/30/2009	Site
09-067fra	Daniel Vennard	162 Laurel Bridge Road	8/4/2009	Combo Rough
09-064fra	Keith W. Hutchenson	311 Belmont Court	8/4/2009	Combo Rough
09-065fra	Doutrich Homes	381 School House Road	8/4/2009	Site/Stakeout
09-054fra	Cornerstone Presbyterian Church	109 Gypsy Hill Road	8/5/2009	Footer
09-055fra	Wilkinson Regal, LLC	112 Leopold Court	8/6/2009	Plumbing
09-055fra	Wilkinson Regal, LLC	112 Leopold Court	8/6/2009	Service
09-065fra	Doutrich Homes	381 School House Road	8/11/2009	Silt fence, constr.
09-034fra	H. Shah	215 Armitage Court	8/13/2009	Final
08-117fra	Ralph and Christina Workman	12 Quail Drive	8/13/2009	Final
08-093fra	Daryl Ford	16 Duncan Lane	8/13/2009	Final
08-104fra	Michael and Joan Wasylyszyn	214 Chesterville Road	8/13/2009	Final
09-012fra	Sean and Joyce McCormick	301 Dawnwood Drive	8/13/2009	Final
09-024fra	Keystone Custom Homes	103 Janine Way	8/13/2009	Final
09-062fra	Keith Lange	404 Constitution Circle	8/13/2009	Footer
09-065fra	Doutrich Homes	381 School House Road	8/13/2009	Footer
08-107fra	Nathan and Thea Marr	106 Jefferson Blvd	8/13/2009	Final
09-065fra	Doutrich Homes	381 School House Road	8/18/2009	Footer
09-018fra	James Johnston Jr.	260 N. Creek Road	8/18/2009	Drywell
09-073fra	Edward Fosbenner	202 Jess Pusey Drive	8/18/2009	Stakeout
09-072fra	H. Shah	215 Armitage Court	8/20/2009	Stakeout
09-062fra	Keith Lange	404 Constitution Circle	8/20/2009	Frame Rough
09-054fra	Cornerstone Presbyterian Church	109 Gypsy Hill Road	8/20/2009	Electric/Frame
09-074fra	Megan Lange	404 Constitution Circle	8/20/2009	Electric Rough
08-052fra	Perry and Pat Valentine	112 Preakness Court	8/20/2009	Final
08-050fra	Joel and Jean Schwartz	11 Ways Run Road	8/20/2009	Final
09-065fra	Doutrich Homes	381 School House Road	8/20/2009	Footer after stone
09-015fra	Michael Makowski	1611 New London Road	8/25/2009	Final
09-065fra	Doutrich Homes	381 School House Road	8/25/2009	Footer
09-073fra	Edward Fosbenner	202 Jess Pusey Drive	8/25/2009	Final
09-069fra	Adam and Judy Stroud	212 Thorcau Court	8/25/2009	Footer

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.

Paradox 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 further vandalized recently. An Enforcement Notice was sent to the owner ordering the securing of all windows and doors on the basement and first levels and the securing of any broken windows on the second floor. We will also notify PECO to remove the electric meter at the site.

Franklin Chase Development – A Violation Notice was sent to the developer notifying them to trim the vegetation on 11 of the vacant building lots. All but two lots have been trimmed. In addition, the contractor was notified that he neglected to replace fill that he had removed from an easement area in the rear of 139 Conard Mill Road. 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. Several vehicles and building materials remain at the site. The Township has requested that Civil Complaints be prepared immediately regarding the vegetation. I will consult the Board for direction concerning 139 Conard Mill Road after I have further researched the violations at the site. I believe some of the violations are contractual and must be addressed by the solicitor.

505 Church Hill Road – An Enforcement Notice was sent to the property owner notifying him of violations, which occurred at the site. A considerable amount of grading was done without a grading permit or an E & S plan. A creek was also redirected at the site; therefore, the Chester County Conservation District and DEP were alerted.

103 Jefferson Boulevard – The property owner was granted a permit for the shed construction.

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.

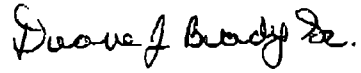
HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY

2 Tilden Drive – The HARB granted the owner's request to attach a dog run to the existing dog pen in the rear yard of the property.

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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