

**LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS**

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

November 24, 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 October 28 to November 24, 2009.

**PERMITS PROCESSED**

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
09-108	Paula Lawlar	110 Glenlock Drive	Renewal	\$ 30.00		
09-109	Cheryl Nye	2 Duncan Lane	Home Business			\$ 30.00
09-110	The Development Group	85 Parsons Road	Renewal/Demo	fees waived by twp		
09-111	The Development Group	53 Parsons Road	Renewal/Demo	fees waived by twp		
09-112	Micah and Gretchen Spears	9 Benjamin Run	Shed and Renewal	\$ 345.00		\$ 50.00
09-113	Mark and Irene Warren	308 Strickersville Road	Addition	\$ 300.00		\$ 126.00
09-114	Unlimited Construction	1667 New London Road	Commercial	\$ 1,700.00		\$ 50.00
09-115	Eric Schad	107 Cavender Lane	Retaining Wall			\$ 75.00
09-116	Rocco D'Andrea	494 Chesterville Road	Driveway			\$ 25.00
09-117	Keystone Custom Homes	112 Janine Way	New Home	\$ 1,679.30	\$ 4,714.34	\$ 542.50
09-118	Sal Testa	1876 New London Road	Electrical			\$ 400.00
09-119	Bill and Beth Skalish	500 Church Hill Road	Renewal	\$ 30.00		
09-120	Wayne Good	601 Chesterville Road	Renewal/Business			\$ 30.00
09-121	Joseph Chaplow	140 Glennann Drive	Renewal	\$ 30.00		
09-122	Keystone Custom Homes	147 Janine Way	New Home	\$ 1,962.80	\$ 4,714.34	\$ 542.50
09-123	Matthew Rector	1727 New London Road	Renewal	\$ 30.00		
09-124	Karen Clupper	4 Crossan Court	Renewal	\$ 30.00		
09-125	Energy Endeavors	1619 New London Road	Commercial Renovate	\$ 4,300.00		\$ 4,850.00

\$ 10,437.10    \$ 9,428.68    \$ 6,721.00

**BUILDING INSPECTIONS**

<b>Permit #</b>	<b>Applicant</b>	<b>At (Location)</b>	<b>Date of Inspection</b>	<b>Type of Inspection</b>
09-077fra	Cornerstone Presbyterian	109 Gypsy Hill Road	10/28/2009	Insulation
08-094fra	Randy and Becky Botwinis	119 Partridge Way	10/29/2009	Final
09-041fra	C. Dale Hendricks	1834 Flint Hill Road	10/29/2009	Frame Rough
09-104fra	Graylin and Helena Worcester	9 Beechwood Drive	11/3/2009	Insulation
09-080fra	Keystone Custom Homes	151 Janine Way	11/3/2009	Waterline
09-093fra	Frederick Hetrick	220 Highland Drive	11/4/2009	Footer
09-087fra	Peter Lipstas	214 Zephyr Lane	11/5/2009	Frame Rough
09-060fra	Allan Myers	1769 New London Road	11/9/2009	Complete
09-051fra	Joseph and Susan Cornette	505 Cub Lane	11/10/2009	Frame Rough
09-114fra	Unlimited Construction	1667 New London Road	11/10/2009	Stakeout
09-104fra	Graylin and Helena Worcester	9 Beechwood Drive	11/10/2009	Drywall
08-077fra	John and Stephanie Doyle	406 Vixen Place	11/10/2009	Final
09-114fra	Unlimited Construction	1667 New London Road	11/10/2009	Footer
09-065fra	Doutrich Homes	383 School House Road	11/10/2009	Service
09-047fra	Michael Smart	212 Zephyr Lane	11/10/2009	Combo Rough
09-068fra	Matthew Schuster	14 Oak Tree Drive	11/12/2009	Electric Rough
09-106fra	Keystone Custom Homes	155 Janine Way	11/12/2009	Setbacks
09-091fra	Leo McCarthy III	7 Hunting Hill Drive	11/12/2009	Final
08-108fra	Steffen Torres	262 North Creek Road	11/12/2009	Final

## BUILDING INSPECTIONS

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09-104fra	Graylin and Helena Worcester	9 Beechwood Drive	11/17/2009	Drywall
09-113fra	Mark and Irene Warren	308 Strickersville Road	11/17/2009	Stakeout
09-081fra	Michael Makowski	1611 New London Road	11/17/2009	Final
08-120fra	Gifford Nowland	624 Chesterville Road	11/17/2009	Combo Rough
09-088fra	David and Marlene O'Reilly	124 Borden Way	11/17/2009	Final
09-095fra	Patti Lyons and Dave Haag	400 Constitution Circle	11/17/2009	Final
09-100fra	David O'Reilly	124 Borden Way	11/17/2009	Lighting
09-079fra	David Paul Snyder	103 Jefferson Blvd	11/17/2009	Final
09-076fra	Cornerstone Presbyterian Church	109 Gypsy Hill Road	11/19/2009	Combo Rough
09-042fra	Kim Fisher	101 Stonegate Drive	11/19/2009	Final
08-120fra	Gifford Nowland	624 Chesterville Road	11/19/2009	Final
09-118fra	Sal Testa	1876 New London Road	11/19/2009	Service
08-026fra	Paradox Vineyard	1833 Flint Hill Road	11/20/2009	Site Visit
09-106fra	Keystone Custom Homes	155 Janine Way	11/24/2009	Footer
09-103fra	Tony Niewiniki/John Snyder	1876 New London Road	11/24/2009	Gas Stove/Hood
09-068fra	Matthew Schuster	14 Oak Tree Drive	11/24/2009	Service Trench
09-064fra	Keith W. Hutchenson	311 Belmont Court	11/24/2009	Final

## ZONING TASKS

**101 Stonegate Drive** – The property owners' attorney is working with the Brandywine Conservancy and the Home Owners Association to revise the plan and get it approved. The Zoning Hearing Board Solicitor was contacted for an update; she was unavailable at the time, so I will update next week in my weekly report.

**Paradocx Vineyard** – Several items need to have final inspections before any Certificates of Occupancy can be issued. We need to request that Sharon provide us with the recorded agreement. A site visit was conducted and the Certificates of Occupancy are prepared. Mark Thompson is composing a letter regarding the two-acre shortage of grapes per the winery ordinance.

**121 Castlebay Lane** – Vandals reopened a rear basement window. Jeff planned to notify Jim Derazio to re-attach the boards blocking entry to the structure. The basement window has been secured again. The electric appears to be turned off and the meter was booted by PECO. The contractor has not contacted us in some time.

**Franklin Chase Development** – Work was initiated to bring the development into compliance. Some items have already been corrected and Grant Hitchens is handling the site work. A site visit was conducted on December 3, 2009 to check the fence, which was finally installed. The contractor must attach wire mesh to the backside of the fence.

**1876 New London Road** – We conducted a final inspection at the restaurant, Certificates of Occupancy were issued and the restaurant has subsequently opened for business.

**1651 New London Road** – An individual inquired about establishing his landscaping business at the site, including allowing his foreman's family to dwell in the residence. A letter was sent in response informing him that the requested use was not permitted in that zoning district and a variance would need to be granted by the Zoning Hearing Board if he chose to proceed.

I have begun identifying home occupations in the Township and notifying the owners of the need to renew their permits annually. Several owners have replied to date.

**ZONING SITE VISITS, INSPECTIONS, MISC.**

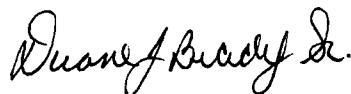
Nothing new transpired this month.

**HISTORICAL ARCHITECTURAL REVIEW BOARD ACTIVITY**

Nothing new transpired this month.

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  
File: W:\franklin\monthly reports\2009\MONTH BUILDING RPT NOVEMBER 112409.doc  
0405-0117