

**FRANKLIN TOWNSHIP**

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# Memorandum

Date: 9/21/2023

To: Board of Supervisors

From: Mark Gordon, Township Zoning Officer

Re: **Code Dept. Activity Report - August 2023**

Board Members,

Please see the summary of code department activity for the month of August.

**PERMIT SUMMARY**

Permits issued in 2023	January	February	March	April	May	June	July	August	Total (YTD)
Zoning	1	0	3	1	0	2	1	0	8
Building	1	6	8	4	2	8	7	3	39
Mech, Elec, Plumb (MEP)	0	2	1	2	1	5	1	2	14
Driveway	0	0	0	0	0	0	0	1	1
									<b>62</b>

**PERMITS ISSUED**

Permit #	Address	Application Type	Project Description	Issue Date	Cost	Escrow Fee	Fees
2023-056	203 Highland Dr	Mech	HVAC Replacement	8/4/2023	\$8,153.72	N/A	\$204.50
2023-057	305 Independence Cir	Zoning / Building / Elec	New in-ground swimming pool	8/4/2023	\$63,000.00	N/A	\$714.24
2023-058	118 Cavender Ln	Building/ Elec.	Three Season room	8/17/2023	\$35,500.00	N/A	\$454.50
2023-059	12 Good Hope Rd	Zoning / Building / Elec	In-Ground Swimming Pool	8/17/2023	\$69,460.00	N/A	\$554.50
2023-060	160 Peacedale Rd	Elec	Electrical for new barn (permit # 2023-054)	8/17/2023	\$700.00	N/A	\$154.50
2023-061	51 Sylvan Ln	Driveway	Install driveway as per plan	8/24/2023	NA	N/A	\$100.00
							<b>\$2,182.24</b>

**INSPECTIONS PERFORMED BY BUILDING INSPECTION UNDERWRITERS, INC. (BIU)**

<b>BIU Inc. August 2023 Inspections</b>					
<b>PERMIT #</b>	<b>ADDRESS</b>	<b>INSPECTION DATE</b>	<b>INSPECTION TYPE</b>	<b>PASS/FAIL</b>	<b>INSPECTOR</b>
2023-048	124 Janine Way	8/1/2023	Footing	Pass	S. Sahm
2023-051	104 Waterfall Lane	8/1/2023	Rough Framing	Pass	S. Sahm
2023-054	160 Peacedale Road	8/1/2023	Footing	Pass	S. Sahm
2023-033	1870 Flint Hill Road	8/2/2023	Footing	Pass	S. Sahm
2023-048	124 Janine Way	8/3/2023	Foundation Wall	Pass	S. Sahm
2023-050	138 Janine Way	8/3/2023	Plbg Underslab/slab	Pass	S. Sahm
2023-049	136 Janine Way	8/4/2023	Fnd/plbg underslab	Pass	S. Sahm
2023-053	141 Janine Way	8/7/2023	Footing	Pass	S. Sahm
2023-041	3 Haslem Lane	8/8/2023	Backfill & Underslab	Fail	S. Sahm
2023-049	136 Janine Way	8/10/2023	Slab	Pass	S. Sahm
21-069FRA	3131 Appleton Road	8/10/2023	Rough plumbing	Fail	S. Sahm
21-069FRA	3131 Appleton Road	8/10/2023	electric, HVAC, framing	Pass	S. Sahm
2023-053	141 Janine Way	8/10/2023	Foundation	Pass	S. Sahm
2023-048	124 Janine Way	8/10/2023	Backfill	Pass	S. Sahm
2023-041	3 Haslam Lane	8/10/2023	Re-inspect Backfill	Fail	S. Sahm
2023-041	3 Haslam Lane	8/10/2023	Plumbing underslab	Pass	S. Sahm
2023-208	120 Walker Lane	8/10/2023	Deck Final	Pass	S. Sahm
2023-049	136 Janine Way	8/10/2023	Slab	Pass	S. Sahm
2023-041	3 Haslam Lane	8/11/2023	Backfill	Pass	S. Sahm
2023-010	1710 New London Road	8/11/2023	Insulation	Pass	S. Sahm
2023-018	124 Janine Way	8/14/2023	Plumbing	Fail	S. Sahm
2023-018	124 Janine Way	8/14/2023	Slab	Pass	S. Sahm
2023-054	160 Peacedale Road	8/14/2023	Wall	Pass	S. Sahm
2023-045	163 Laurel Bridge Road	8/16/2023	Footing	Pass	G. Kyle
2023-032FRA	106 Sycamore Knoll Lane	8/16/2023	Deck Final	Pass	G. Kyle
22-087FRA	205 Thoreau Court	8/16/2023	Final Pool	Partial Pass	G. Kyle
2023-007	128 Hess Mill Road	8/17/2023	Framing	Fail	S. Sahm
2023-053	141 Janine Way	8/17/2023	Backfill, Plbg Underground	Pass	S. Sahm
22-011FRA	127 Thompson Circle	8/18/2023	Final	Pass	S. Sahm
2023-33	1870 Flint Hill Road	8/18/2023	Wall Pour	Pass	S. Sahm
2023-058	118 Cavender Lane	8/18/2023	Footing	Pass	S. Sahm
2023-053	141 Janine Way	8/22/2023	Slab	Pass	J. Kyle
2023-039	112 Janine Way	8/24/2023	Rough Close in	Pass	J. Kyle
2023-007	128 Hess Mill Road	8/25/2023	Re-inspect framing	Fail	G. Kyle

**ZONING AND CODES:**

**Lexington Point:**

The developer is working on addressing the Sewer Milestones and will submit more building permit applications upon completion of the required sewer treatment plant milestones.

**7 Oak Tree Ln. - Zoning Enforcement (Chickens and Goats):**

**9/14/2023:** District Justice Seavey heard the case and advised the parties that the Court will issue a decision on the matter within five days.

**9/15/2023:** District Justice Seavey issued a decision and judgement against the defendants in this matter, in the amount of \$8,864.75.

The defendants have 30 days to appeal the DC decision and judgement with the PA Court of Common Pleas. (The District Court notice of judgement is enclosed for your information)

I recommend that the BOS discuss this matter with the Solicitor and determine what course of action they would like to follow, if the property is not brought into compliance with the Zoning Ordinance on or before 10/16/2023.

**45 Parsons Rd. – Zoning Permit Denials**

FYI: The owner of 45 Parsons Rd. is operating an animal shelter (Angel Wings Kitty Sanctuary) without any approvals. The property is improved with a SFDD, large detached garage, and an open air accessory structure (constructed in 2022 without a permit) and a couple of garden sheds.

Upon consultation with the twp. solicitor, it was decided that the use could classify as a Home Occupation, however the owner of the property must reside in the home on the property. The property owner does not reside on the property and never has.

The property owner applied for a zoning permit for the accessory structure built without a permit in 2022, and a second zoning permit to erect a third accessory structure on the property.

Since the matter of the use has not been resolved, I denied the Zoning Permit applications until the animal shelter use and Home Occupation matter is resolved.

The zoning ordinance only permits a Home Occupation to occupy the principle dwelling and no more than one accessory structure.

A letter was sent to the owner (9/19/2023) asking for them to contact the township to schedule a meeting to discuss this matter on or before 9/29/2023. (Twp. letter is enclosed for your information)

Please don't hesitate to contact me to discuss any of the above information or any other zoning, planning or code questions you may have.

-MG