



FRANKLIN TOWNSHIP

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Memorandum

Date: 6/13/2023
 To: Board of Supervisors
 From: Mark Gordon, Township Zoning Officer
 Re: **Code Dept. Activity Report - May 2023**

Board Members,
 Please review the summary of code department activity for the month of May.

PERMIT SUMMARY

Permits issued in 2023	January	February	March	April	May	Total (YTD)
Zoning	1	0	3	1	0	5
Building	1	6	8	4	2	21
Mech, Elec, Plumb (MEP)	0	2	1	2	1	6

PERMITS ISSUED

Permit #	Address	Application Type	Project Description	Issue Date	Cost	Fees
2023-030	2 Ways Run	Building / Elec.	Roof Mounted Solar	5/9/2023	\$42,000.00	\$204.50
2023-031	504 Avon Dr.	Elec.	Ceiling fans and gfi outlets	5/9/2023	\$1,500.00	\$104.50
2023-032	106 Sycamore Knoll Ln.	Building	New Deck with steps to grade	5/9/2023	\$63,000.00	\$374.77
						\$683.77

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

PERMIT #	ADDRESS	INSPECTION DATE	INSPECTION TYPE	PASS/FAIL	INSPECTOR
2023-029	121 Bordon Way	4/27/2023	Rough Electrical	Pass	Shad Sahm
2023-21	134 Borden Way	5/1/2023	Deck Framing	Pass	Shad Sahm
2023-010	1710 New London Road	5/1/2023	Pre Pour walls	Pass	Shad Sahm
22-072FRA	206 Armitage Court	5/3/2023	Steel	Pass	Shad Sahm
22-072FRA	206 Armitage Court	5/3/2023	Pool Bonding	Pass	Shad Sahm
2023-17	131 Cavender Lane	5/3/2023	Final Deck	Pass	Shad Sahm
2023-17	131 Cavender Lane	5/3/2023	Final Electrical	Pass	Shad Sahm
2023-010	1710 New London Road	5/4/2023	Backfill	Pass	Shad Sahm
2023-21	134 Bordon Way	5/8/2023	Final CO deck	Pass	Shad Sahm
2023-027	146 Peacedale	5/8/2023	Sewer Line	Pass	Shad Sahm
2023-022	501 Cub Lane	5/9/2023	Elec Panel Upgrade	Pass	Shad Sahm
2023-027	146 Peacedale	5/15/2023	Rgh framing & Plumbing	Pass	Shad Sahm
22-084FRA	146 Peacedale	5/18/2023	Final House	Fail	Shad Sahm
2023-027	146 Peacedale	5/18/2023	Insulation & HVAC	Pass	Shad Sahm
22-084FRA	146 Peacedale	5/18/2023	Final Electrical	Pass	Shad Sahm
20-028FRA	118 Pheasant Hill Lane	5/19/2023	Final Pool	Pass	Josh Kyle
2023-008	538 Church Road	5/22/2023	Plumbing	Pass	Shad Sahm
2023-027	146 Peacedale	5/23/2023	Drywall	Pass	Shad Sahm
2023-028	120 Walker Road	5/23/2023	Deck Footing	Pass	Shad Sahm
2023-32FRA	106 Sycamore Lane	5/24/2023	Footing	Pass	Shad Sahm
2023-32FRA	106 Sycamore Lane	5/31/2023	Framing	Pass	Shad Sahm

ZONING AND CODES:**Lexington Point:**

We are currently reviewing with AECOM, 4 new Home Building permits for Lexington Point, homes #7 - #10. We are waiting on some final details and payment of impact and recreation fees.

Oak Tree Dr. - Zoning Enforcement (Chickens and Goats):

Zoning Enforcement letter was sent to 7 Oak Tree Dr, for having 30+ chickens and 13 goats on their 1.67 ac property.

The property owner has not responded or appealed the issuance of the Zoning Enforcement Notice. The Township Solicitors Office is assisting in the preparation of a Civil Complaint, and we plan to file with the District Court on or before 6/15.

Home Occupation Applications:

316 Chesterville Rd. / Upholstery Shop: Zoning Officer has taken this matter under advisement.

90 Franklin Rd. / Federal Firearms License (FFL) – **THIS APPLICATION WAS WITHDRAWN**

Bamboo Complaint:

I'm working with a resident with bamboo encroaching on a neighboring property. The resident is planning to install subsurface barrier protection to limit the spread of the bamboo.

Pool Fence Complaint:

A resident installed a pool with an automatic safety cover a couple years ago and the neighbor complained that they didn't install a fence. The pool was permitted, constructed, inspected, and a CO was issued. The township zoning ordinance requires a wall or fence four feet in height around a pool. I can only assume that the prior Zoning Officer was not aware of this zoning requirement. The property owner is planning to install a fence.

Complaint About Former Golf Course Grass Height:

I received a complaint about the grass height at the former golf course on Appleton Rd. The former golf course is effectively natural open space now and not subject to the grass and weeds ordinance. I suggested that the property owner contact the owner of the former golf course and ask if the area behind his home can be cut more frequently. The property owner liked that suggestion.

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