Township of Maidencreek **07/06/15**
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

ZONING AND UNIFORM CONSTRUCTION CODE SERVICES
Monthly Report – June 1, 2015 through June 30, 2015:

The following permits / plans were reviewed and processed:

15-59	06/01/15	-	355 Schaffer Road – Shed for Ronald Kemmerer
15-60	06/01/15	-	895 Pint Court – Above-ground pool for Allen Mauer
15-61	06/02/15	-	144 Kennsington Blvd. – patio and roof for Brian Lulewicz
15-62	06/02/15	-	124 Sandhurst Blvd. – Deck for Jeremy Noll
15-63	06/03/15	-	196 Cornerstone Drive – Deck for Greta Jones
15-64	06/03/15	-	157 Penrose Avenue – Fence for Mary Pat Mirabella
15-65	06/04/15	-	131 Koller Road – Garage for Ron Meiser
15-66	06/08/15	-	319 Galean Drive – Shed for Sherry Laity
15-67	06/08/15	-	1161 Park Road – Waster Water Treatment plant Upgrades for Giorgio Foods
15-68	06/11/15	-	845 Park Road – In-ground pool for Dale Hawkins
15-69	06/11/15	-	529 East Wesner Road – Ag-building for David Kopfer
15-70	06/11/15	-	224 Sofia Blvd. – Basement renovations for Folino Homes
15-71	06/18/15	-	302 Cornerstone Drive – Above-ground pool for Richard Vees
15-72	06/18/15	-	211 Longleaf Drive – Above-ground pool for Chad Mauger
15-73	06/18/15	-	669 Walnut Tree Drive – Fence for Susan Barnisin
15-74	06/18/15	-	148 South View Road – Fence for Donald Battista
15-75	06/23/15	-	113 Cedrick Avenue – Fence for john Baranczyk
15-76	06/24/15	-	512 main Street – Garage addition for Leroy Muth
15-77	06/24/15	-	501 Hoch Road – Sign panel for Keystone Villa
15-78	06/25/15	-	342 Lindbergh Avenue – Shed for Dale Bubbenmoyer

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The following were meetings or discussions for Zoning, Building and/or Property Maintenance Code services:

06/01/15	-	Prepared monthly report for May.
06/01/15	-	Discussion with Landon Bernheiser regarding questions on zoning permit application for a deck.
06/02/15	-	Discussion with Steven Souders regarding setbacks for the property at 129 Hill Road.
06/02/15	-	Discussions with Mike Micozzi of Associated Construction regarding issues to be addressed for occupancy of 318 June Avenue by Prizer – Painter. Noted this discussion to D. Hollenbach.
06/02/15	-	Discussion with Chirstine Soto regarding possible locations within the township for a medical / bio-research lab.
06/04/15	-	Discussion with D. Hollenbach regarding inspections for Melrose Place.
06/05/15	-	Site visit to 845 Park Road – discussions with owners regarding zoning setback questions.
06/05/15	-	Site visit to 700 East Wesner Road – discussions with owners regarding zoning / setback questions.
06/05/15	-	Discussion with Susan Muth regarding denial of zoning permit for garage at 512 Main Street.
06/08/15	-	Discussion with mike Micozzi regarding walkthrough of 318 June Avenue to note work required for occupancy inspection.
06/08/15	-	Discussion with Leroy Muth regarding proposed changes in location of new garage to comply with zoning requirements.
06/15/15	-	Discussion with Barry McKinney regarding permits required for roof damaged by snow.
06/15/15	-	Discussions with Mike Thomas regarding setbacks for shed at 1058 Maidencreek Road.
06/16/15	-	Discussion with contractor regarding setbacks for shed at 1058 Maidencreek Road.
06/19/15	-	Discussion with Ed of Joy land Roofing regarding the code's requirements for iceguard underlayment during a roof replacement.
06/22/15	-	Site visit to 420 Liberty Street – regarding broken storm water piping from fence excavation.
06/23/15	-	Discussion with Mike Mory regarding fence excavation hitting stormwater pipe; discussions with C. Jones and F. Pomrink regarding remedial action to be taken on repairs to pipe.
06/23/15	-	Discussions with Gail Sincavage of GKS Realty regarding zoning for property at 247 Spirit Drive.

The following UCC inspections were performed:

06/01/15	-	105 Lidia Lane – Lot 34 – Energy and electric service inspections – PASSED
06/01/15	-	51 Dries Road – Electric service inspection – PASSED

06/01/15	-	105 Lidia Lane 0 Lot 34 – Wallboard inspection – PASSED
06/04/15	-	38 Troxel Road – Wallboard inspection – PASSED
06/09/15	-	28 Grove Road – Electric service inspection – PASSED
06/09/15	-	345 Sooner Lane – Framing and final inspections on deck – PASSED
06/09/15	-	447 Schaffer Road – Final building, mechanical and electrical inspections – PASSED
06/10/15	-	700 East Wesner Road – Footing inspections – PASSED
06/11/15	-	224 Sofia Blvd. – Framing and energy inspections – FAILED
06/11/15	-	503 Clabria Drive – Rough electrical inspection for pool – FAILED
06/12/15	-	224 Sofia Blvd. – Framing and energy re-inspections – PASSED
06/15/15	-	196 Cornerstone Drive – Footing inspection for deck – PASSED
06/15/15	-	137 Sycamore Blvd. – Footing inspection for deck - PASSED
06/16/15	-	105 Lidia Lane – Lot 34 – Sidewalk inspection - PASSED
06/17/15	-	38 Troxel Road – Infiltration pit inspection - PASSED
06/19/15	-	503 Calabria Drive – Final inspecitons for pool – PASSED
06/19/15	-	204 Sofia Road – Lot 23 – Wallboard inspection – PASSED
06/22/15	-	Grove Road – Lot 1 – Footing inspection – PASSED
06/22/15	-	Grove Road – Lot 2 – Footing inspection – PASSED
06/23/15	-	Grove Road – Lot 1 – Wall pre-pour inspection – PASSED
06/23/15	-	Grove Road – Lot 2 – Wall pre-pour inspection – PASSED
06/24/15	-	196 Cornerstone Drive – Framing inspection for deck – FAILED
06/25/15	-	Grove Road – Lot 1 – Foundation inspection – PASSED
06/25/15	-	Grove Road – Lot 2 – Foundation inspection – PASSED
06/25/15	-	250 Blandon Avenue – Footing inspection – PASSED
06/26/15	-	196 Cornerstone Drive – Framing re-inspection – PASSED
06/29/15	-	273 Faith Drive – Final building plumbing and electrical inspections – PASSED
06/30/15	-	137 Sandhurst Blvd. – Framing inspection – PASSED
06/30/15	-	144 kensington Blvd. – Footing inspection – PASSED
06/30/15	-	131 Koller Road – Footing inspection – PASSED

The following were meetings, discussions, inspections or processing of documents / correspondence regarding enforcement of the Property Maintenance and/or Zoning Ordinances:

06/04/15	-	Site visit to 305 Sycamore Lane to review existing conditions.
06/08/15	-	Discussion with D. Hollenbach regarding IPMC issues at 26 Mt. Spring Road; contacted tenant to schedule a time for the inspection.
06/11/15	-	Site visit to 26 Mt. Spring Road regarding IPMC violations.
06/12/15	-	Prepared and issued NOV letter regarding property maintenance issues at 26 Mt. Spring Road.

06/15/15	-	Discussion with K. Fox regarding NOV letter on 26 Mt. Spring Road.
06/15/15	-	Discussion with Craig Knause regarding status of remedial work to remove unregistered vehicles and to repair roof.
06/15/15	-	Site visit to 115 Grove Road – reviewed property maintenance issues.
06/16/15	-	Site visit to 112 Hill Road – reviewed property maintenance issues.
06/18/15	-	Discussions with Barry Arndt regarding NOV letter on 26 Mt. Spring Road.
06/18/15	-	Site visit to 413 Chestnut Street – regarding installation of a pool without a permit.
06/19/15	-	Discussions with Barry Arndt regarding remedial work on IPMC issues from NOV letter on 26 Mt. Spring Road.
06/22/15	-	Discussions with Barry Arndt regarding items completed from NOV letter on 26 Mt. Spring Road. Prepared e-mail noting that the remaining issues would not have the house uninhabitable.
06/22/15	-	Site visit to 40 Sunset Avenue – reviewed existing conditions for property maintenance issues.
06/22/15	-	Site visit to 26 Mt. Spring Road to review IPMC items that have been addressed.
06/23/15	-	Prepared and issued NOV letter regarding issues at 40 Sunset Avenue.
06/25/15	-	Site visits to 320 Main Street, 405 Golden Drive, and 205 Holiday Lane to review status of completion of property maintenance or vehicle ordinance issues.
06/26/15	-	Site visit to 850 Golden Drive regarding sewer gas in tenant spaces. Also investigated complaint regarding grease disposal in storm sewer behind the "Nice Garden Restaurant".
06/29/15	-	Prepared updated NOV letters regarding issues at 205 Holiday Lane and 405 Golden Drive.
06/29/15	-	Prepared letters to the shopping plaza owner at 850 Golden Drive regarding investigating the piping connections to the sanitary sewer and grease interceptor and to the "Nice Garden Restaurant" regarding the grease issues at the dumpster and storm sewer.
06/29/15	-	Prepared NOV letter for 116 White Birch lane regarding a reported rental unit in the Basement of a townhouse.
06/29/15	-	Site visit to 84 West Wesner Road – regarding pool installation without permit.
06/29/15	-	Site visit to 500 Calabria Drive – regarding pool filter noise complaint.
06/29/15	-	Site visit to 215 Hope Drive regarding complaint.
06/30/15	-	Prepared and issued NOV letter regarding pool installation without a permit at 84 West Wesner Road.