Township of Maidencreek **08/03/15**
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

ZONING AND UNIFORM CONSTRUCTION CODE SERVICES
Monthly Report – July 1, 2015 through July 31, 2015:

The following permits / plans were reviewed and processed:

15-79	07/01/15	-	29 Mt. View Lane – patio for Doreen Rauenzahn
15-80	07/01/15	-	232 Spirit Court – Fence for Lori Shomper
15-81	07/01/15	-	416 Acer Drive – Roof over deck for Andrew Myers
15-82	07/01/15	-	113 Hill Road – New single family dwelling for Forino Co.
15-83	07/09/15	-	652 Walnut Tree Drive – Fence for Buffy Garcia
15-84	07/09/15	-	416 Acer Drive – Electric for roof over deck for Andrew Myers
15-85	07/10/15	-	225 longleaf Drive – Sunroom addition for Doug Nemeth
15-86	07/13/15	-	114 South View Road – Deck with roof for Jean Davis
15-87	07/15/15	-	445 Hoch Road – Fence for Jean Kemery
15-88	07/16/15	-	36 West Wesner Road – Sign for Blandon Fire Company #1
15-89	07/16/15	-	317 Sofia Blvd. – New single family dwelling for Rodolfo Folino
15-90	07/16/15	-	133 Hill Road – New single family dwelling for Forino Co.
15-91	07/21/15	-	302 Sooner Lane – Patio for Kirk Miller
15-92	07/21/15	-	413 Chestnut Street – Pool for Kenneth Zuber Sr.
15-93	07/22/15	-	1 Quarry Road – New cell tower for Crown Castle – Tower #839339
15-94	07/22/15	-	Lot #2 – Troxel Woods Subdivision – Agriculture Building for Glen Weaver
15-95	07/28/15	-	3 Blandon Avenue – Fence and patio for Kevin Stankiewicz
15-96	07/30/15	-	421 Riviera Drive – In-ground pool for Phillip Daczewitz

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

07/01/15	-	Discussions with Kimberly Vees regarding cost of permit for above-ground pool at 302 Cornerstone Drive; discussed notes in township's fee schedule with D. Hollenbach.
07/01/15	-	Discussion with Fronheiser Pools regarding setback for proposed pool at 105 Sterling Street and 402 Coronet Drive.
07/02/15	-	Discussion with Matt Forrer of Associated Construction regarding scope of work for occupancy inspection for Prizer Painter at 318 June Avenue.
07/06/15	-	Prepared monthly report for June.
07/13/15	-	Discussion with D. Hollenbach regarding suggestion from Mike Mory to allow the proposed fence at 420 Liberty Avenue to be installed in the storm sewer easement.
07/15/15	-	Discussion with Abner Pools regarding setbacks for pool on Riviera Drive.
07/15/15	-	Discussion with Bonnie Linette (realtor) regarding 327 West Wesner Road and the allowed number of horses and other animals that can be kept on this property.
07/15/15	-	Discussion with Matt Forrer regarding scheduling a pre-final walkthrough for 318 June Avenue.
07/15/15	-	Discussion with Tom Yoder of Yoder Plumbing regarding the use of polypropylene piping for water distribution within a building.
07/16/15	-	Discussion with George from Fronheiser Pools regarding setbacks for proposed pool at 316 Galean Drive.
07/16/15	-	Discussion with Mike Mory regarding location of fence at 420 Liberty Avenue.
07/20/15	-	Discussion with Mike Mory regarding locating fence outside of easement for stormwater piping at 420 Liberty Avenue.
07/25/15	-	Discussion with Jeff Pottiger regarding permit requirements for replacement of windows in a residence.
07/25/15	-	Discussion with Virginia of Igner House (property manager) regarding status of NOV on pool without permit at 84 West Wesner Road.
07/26/15	-	Discussions with C. Jones regarding zoning issues for proposed addition to Maidencreek Church at 261 Main Street.
07/28/15	-	Discussion with S. Menandy regarding proposed adult daycare in empty suites at 850 Golden Drive; discussion regarding zoning and building code permit requirements.

The following UCC inspections were performed:

07/01/15	-	264 Long Leaf Drive – Final inspections for pool and deck – PASSED
07/06/15	-	89 Spirit Court – Rough electric inspection for pool – PASSED

07/06/15	-	224 Sofia Drive – Lot 23 – Final inspection for basement area- PASSED
07/07/15	-	Grove Road – Lots #1 and 2 – Underslab plumbing inspection – PASSED
07/07/15	-	845 Park Road – Rough electric inspection for in-ground pool – PASSED
07/08/15	-	281 Long Leaf Drive – Inspection for reenergizing the electric service – PASSED
07/08/15	-	89 Spirit Court – Final pool electrical and zoning inspections – PASSED
07/09/15	-	109 Pennrose Avenue – Energy inspection – FAILED
07/10/15	-	109 Pennrose Avenue – Energy re-inspection – PASSED
07/16/15	-	105 Lydia Lane – lot 34 – Final inspection - FAILED
07/17/15	-	318 June Avenue – Pre-final walkthrough for occupancy inspection for Prizer Painter.
07/17/15	-	144 Kensington Blvd. – Framing and rough electric inspections – PASSED
07/20/15	-	105 Lydia Lane – Lot 34 – Final re-inspection – PASSED
07/21/15	-	38 Troxel Road – Final building, plumbing, mechanical and electrical inspections – PASSED
07/21/15	-	131 Koller Road – Foundation inspection - PASSED
07/22/15	-	318 June Avenue – Final occupancy inspection for Prizer Painter.
07/22/15	-	317 Sofia Blvd. – Lot 47 – Footing inspection – PASSED
07/23/15	-	845 park Road – Final electrical and zoning inspections for pool – PASSED
07/24/15	-	317 Sofia Blvd. – Lot 47 – Foundation wall pre-pour inspection – PASSED
07/27/15	-	144 Kensington Blvd. – Final inspections for patio and roof - PASSED
07/27/15	-	Grove Road – Lots #1 and 2 – Slab pre-pour inspection – PASSED
07/28/15	-	317 Sofia Blvd. – Lot 47 – Underground sanitary sewer lateral and water service inspections – PASSED
07/29/15	-	Grove Road – Lots #1 and 2 – Rough plumbing inspection – PASSED

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

07/06/15	-	Site visit to 200 Faith Drive regarding grass and weeds complaint.
07/06/15	-	Discussion with Craig Knause regarding status of remedial work to remove unregistered vehicles and to repair roof at 205 Holiday Lane.
07/09/15	-	Prepared and issued NOV letter regarding grass and weeds at 218 Capri Lane.

07/13/15	-	Discussion with Lin Jian Quing of Nice Garden Restaurant at 850 Golden Drive regarding grease dumpster and cleanup of grease filled buckets.
07/13/15	-	Responded to e-mail from K. Fox regarding status of several NOV letter and sites.
07/13/15	-	Discussion with Beatriz Sanchez regarding NOV for pool without permit at 84 West Wesner Road.
07/14/15	-	Site visits to 320 Main Street, 40 Sunset Avenue, 113 South View Road and 309 Faith Drive to review status of NOV issues; prepared and issued updated NOV letters for issues remaining at 40 Sunset Road and 309 Faith Drive.
07/15/15	-	Prepared and issued updated NOV letters regarding unresolved issues at 320 Main Street, 261 Main Street and 113 South View Road.
07/16/15	-	Site visit regarding pool without permit at 84 West Wesner Road.
07/17/15	-	Site visit to 453 Hoch Road regarding broken manhole cover / cone.
07/20/15	-	Discussion with Robert Greedy regarding status of NOV issues at 40 Sunset Road.
07/29/15	-	Site visit to 327 West Wesner Road regarding complaint.
07/30/15	-	Site visit to 376 Main Street regarding complaint.
07/30/15	-	Prepared and issued NOV letter regarding 327 West Wesner Road.
07/30/15	-	Discussion with Craig Knause regarding status of remedial work to remove unregistered vehicles and to repair roof at 205 Holiday Lane.