Township of Maidencreek **11/02/15**
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

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

The following permits / plans were reviewed and processed:

15-123	10/01/15	-	320 Lindbergh Avenue – Shed and concrete slab for Jeffery Charlebois
15-124	10/01/15	-	189 South View Road – Fence for Robert Biehn
15-125	10/12/15	-	342 Faith Drive – Emergency generator for William Jones
15-126	10/13/15	-	8801 Allentown Pike – Heat pump installation for John Esterly
15-127	10/20/15	-	68 Cornerstone Drive – Fence for Robert Karli
15-128	10/21/15	-	416 East Wesner Road – Shed for Shena Jamison
15-129	10/28/15	-	237 holiday lane – Addition for Ralph Harris
15-130	10/28/15	-	173 Kensington Blvd. – Shed for Ben Tissera
15-131	10/28/15	-	63 Hecktown Road – Demolition of house for Jamie Geschwindt
15-132	10/29/15	-	83 Cornerstone Drive – Fence for Kirk Deysher

The following were meetings or discussions for Zoning and Building Code services:

10/01/15	-	Discussions regarding zoning questions for home occupation at 3211 Monaco Drive.
10/06/15	-	Prepared monthly report for September.
10/08/15	-	Revised cost sheet for plumbing and electrical inspections.
10/08/15	-	Reviewed zoning questions regarding property at 384 Evansville Road
10/09/15	-	Discussions regarding proposed change of use of existing boarding house to program-restricted living at property at 384 Evansville Road
10/13/15	-	Responded to questions regarding setbacks at 301 Monaco Lane.
10/14/15	-	Discussions with Paul Cawley and D. Hollenbach regarding setbacks for shed.
10/16/15	-	Discussion with Josh Templin regarding rejection of permit for shed at 11 Village Circle.
10/30/15	-	Discussions with Kevin Snyder of ReMax regarding possible keeping of animals on property for sale on Evansville Road.
10/30/15	-	Discussions with D. Hollenbach and Fred Granosky regarding cleaning product business moving into 1100A Park Road without zoning permit.

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The following UCC inspections were performed:

10/01/15	-	850 Golden Drive – Rough plumbing inspection at Good Shephard Rehab – PASSED
10/01/15	-	1161 Park Road – WWTP at Giorgio Foods – Footing inspection – PASSED
10/05/15	-	408 Troy Drive – Footing inspection – PASSED
10/06/15	-	1161 Park Road - WWTP at Giorgio Foods – Footing and wall pre-pour inspections – PASSED
10/06/15	-	321 Sofia Blvd. – Lot 46 – Sidewalk and driveway pre-pour inspections – PASSED
10/06/15	-	321 Sofia Blvd. – Lot 46 – Wallboard inspection – PASSED
10/07/15	-	324 Sofia Blvd. – Lot 16 – Water service / sewer lateral inspection – PASSED
10/07/15	-	317 Sofia Blvd. – Lot 47 - Sidewalk and driveway pre-pour inspections – PASSED
10/08/15	-	109 Lidia Lane – Lot 35 – Footing inspection – PASSED
10/08/15	-	236 Callery Drive – Final inspection of pool – PASSED
10/09/15	-	408 Troy Drive – Stair pre-pour inspection – PASSED
10/12/15	-	113 Hill Road – Lot 9 – Sidewalk pre-pour inspection – PASSED
10/12/15	-	1161 Park Road - WWTP at Giorgio Foods – Footing and wall pre-pour inspections – PASSED
10/13/15	-	109 Lidia Lane – Lot 35 – Foundation inspection – PASSED
10/13/15	-	252 faith Drive – Framing inspection of deck – PASSED
10/13/15	-	137 Sandhurst Blvd. – Final inspection for deck – PASSED
10/14/15	-	1161 Park Road - WWTP at Giorgio Foods –Wall pre-pour inspections at Operator Bldg., Screening System Bldg. and Filter Bldg. – PASSED
10/14/15	-	1141 Park Road - Addition at Giorgio Foods –Wall pre-pour inspections – PASSED
10/14/15	-	1161 Park Road - WWTP at Giorgio Foods –Wall pre-pour inspections at Filter Bldg. – PASSED
10/15/15	-	127 South View Road – Inspection of driveway addition - PASSED
10/15/15	-	507 Guldin Road – inspection of driveway addition – PASSED
10/15/15	-	328 Sofia Blvd. – Lot 15 – Footing inspection – PASSED
10/15/15	-	109 Lidia Lane – Lot 35 – Water service / sewer lateral inspection – PASSED
10/15/15	-	1161 Park Road - WWTP at Giorgio Foods –Wall pre-pour inspections at Screening System Bldg. – PASSED
10/16/15	-	287 West Wesner Road – Brandywine Transportation – Footing inspection – PASSED
10/19/15	-	1161 Park Road - WWTP at Giorgio Foods –Wall pre-pour inspections at Screening System Bldg. and Filter Bldg. – PASSED
10/19/15	-	287 West Wesner Road – Brandywine Transportation – Footing inspection – PASSED

10/19/15	-	850 Golden Drive – Framing and above-ceiling inspection for Good Shephard Rehab – PASSED
10/19/15	-	133 Koller Road – Framing and rough electrical inspections – FAILED.
10/20/15	-	328 Sofia Blvd. – Lot 15 – Foundation inspection – PASSED
10/20/15	-	850 Golden Drive – Wallboard inspection for Good Shephard Rehab - PASSED
10/20/15	-	1141 Park Road - Addition at Giorgio Foods –Framing inspections of exterior wall – PASSED
10/21/15	-	1161 Park Road - WWTP at Giorgio Foods –Wall pre-pour and floor pour inspections at Screening System Bldg. and Filter Bldg. – PASSED
10/22/15	-	512 Main Street – Framing and final inspections for pole building – PASSED
10/22/15	-	845 Park Road – Final inspections for pool – PASSED
10/23/15	-	328 Sofia Blvd. – Lot 15 – Water service / sewer lateral inspection – PASSED
10/26/15	-	133 Hill Road – Lot 9 – Final building, energy, plumbing, mechanical and electrical inspections – PASSED
10/26/15	-	317 Sofia Blvd. – Lot 47 – Final building, energy, plumbing, mechanical and electrical inspections - FAILED
10/28/15	-	317 Sofia Blvd. – Lot 47 – Final building, energy, plumbing, mechanical and electrical inspections – PASSED
10/29/15	-	250 Blandon Road – Footing and foundation wall inspection – PASSED
10/29/15	-	20 Grove Road – Electrical re-inspection – PASSED
10/30/15	-	1161 Park Road - WWTP at Giorgio Foods –Masonry wall inspection – PASSED
10/30/15	-	324 Sofia Blvd. – Lot 16 – 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:

10/05/15	-	Discussion with Chris Garrel preparing for hearing for David Fedora of 405 Golden Drive. Site visit to 405 Golden Drive to photograph current conditions prior to hearing.
10/06/15	-	Attended hearing for David Fedora of 405 Golden Drive regarding abandoned vehicles and property maintenance issues.
10/06/15	-	Prepared and issued NOV letter for property maintenance issues at 498 Hoch Road.
10/07/15	-	Site visit to 82 Koller Road to review and photograph existing conditions regarding connection of travel trailer. Prepared and issued NOV letter regarding unauthorized connections of trailer.
10/13/15	-	Site visit to 26 Mt. Spring Road regarding property maintenance issues.

10/14/15	-	Discussions with Jason Martin of Weaver's Bike Shop regarding NOV letter on exterior equipment storage and property maintenance issues.
10/15/15	-	Discussion with James Laird regarding NOV letter on connections to travel trailer at 82 Koller Road.
10/15/15	-	Site visit to 729 Park Road to review conditions with exterior display of equipment.
10/15/15	-	Site visit to 117 Allison Place regarding grass / weed violation.
10/16/15	-	Prepared and issued NOV letter regarding grass / weed violations at 117 Allison Place.
10/16/15	-	Site meeting with Jason Martin regarding equipment at Weaver's Bike Shop and exterior display and storage of equipment and materials.
10/19/15	-	Site visit to 207 Genesis Drive regarding work being performed without permits.
10/20/15	-	Prepared and issued NOV letter regarding work being performed without permits at 207 Genesis Drive.
10/20/15	-	Discussion with Chris Brady regarding NOV letter on grass and weeds on a bank at the Village at Summer Crest.
10/22/15	-	Discussion with James Laird regarding filing of zoning hearing application for connection of travel trailer at 82 Koller Road.
10/26/15	-	Discussion with D. Hollenbach regarding noise complaint at 251 West Shore Drive.
10/27/15	-	Site visit to 251 West Shore Drive to review noise complaint issue; met with current operations manager.
10/29/15	-	Site visit to 84 Troxel Road to review current conditions regarding NOV on vehicles and property maintenance issues.