Township of Maidencreek **12/01/15**
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

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

The following permits / plans were reviewed and processed:

15-133	11/02/15	-	326 Lindbergh Avenue – New patio for Lucy Kramer
15-134	11/02/15	-	1100B Park Road – Occupancy permit for Fred Granuski
15-135	11/05/15	-	214 South View Road – New fence for Patrick Baver II
15-136	11/05/15	-	117 Lindbergh Avenue – Alterations to Garage for Jesse Ferrino
15-137	11/06/15	-	151 Sandhurst Blvd. – Alterations to basement for Pat Evett
15-138	11/18/15	-	998 Maidencreek Road – New generator for Richard Reppert
15-139	11/20/15	-	571 Main Street – Alteration to repair damage from auto accident for Rick Bailey
15-140	11/24/15	-	1492 Ridge Road – New deck and roof over patio for David Brown
15-141	11/24/15	-	155 Austrian Drive – New shed for Matt Lowther

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

11/02/15	-	Prepared monthly report for October.
11/03/15	-	Discussion with Ron Strohl regarding dimension for driveways from side property line. Verified information with Township and responded back to Mr. Strohl.
11/06/15	-	Site visit to 571 Main Street to review structural damage from truck running through front wall of house. Discussion with homeowner and insurance agent on remedial work.
11/10/15	-	Responded to e-mails from D. Hollenbach regarding house for sale at 426 Acer Drive with possible non-permitted apartment in basement.
11/13/15	-	Discussion with Matt Saylor regarding questions on possible sewer connection for property at 757 Hill Road.
11/16/15	-	Discussion with Matt Forrer of Associated Construction regarding possible installation of storage racking at 318 June Avenue for Prizer Painter Oven Works.
11/16/15	-	Discussion with Patricia Fitzgerald regarding possible use of existing auto sales use at 8912 Allentown Pike for sale of produce.
11/18/15	-	Discussion with Matt Saylor regarding questions on possible sewer connection for property at 757 Hill Road.
11/20/15	-	Discussion with Matt Saylor regarding questions on on-lot sanitary sewer system for property at 757 Hill Road.

11/20/15	-	Discussion with Barb Rhoad of ATF regarding home occupation permit for William Milyo at 187 South View Road.
11/23/15	-	Discussion with Jack Andrews of Verizon regarding permits for equipment replacement on existing cell tower.
11/24/15	-	Discussion with Mohamad Farvardin regarding requirements for plans for proposed assisted living facility at 384 Evansville Road.
11/25/15	-	Discussion with Mohamad Farvardin regarding requirements for plans for proposed assisted living facility at 384 Evansville Road.

The following UCC inspections were performed:

11/02/15	-	117 Lindbergh Avenue – Structural inspection – PASSED
11/03/15	-	1100B Park Road – Occupancy inspection for Fred Granuski – PASSED
11/03/15	-	131 Kuller Road – Framing re-inspection and final electric inspection – PASSED
11/04/15	-	324 Sofia Drive – Lot 16 – Electrical service inspection – PASSED
11/09/15	-	287 West Wesner Road – Brandywine Transportation – Underslab plumbing inspection – PASSED
11/09/15	-	324 Sofia Drive – Lot 16 – Framing, rough mechanical and rough electrical inspection – PASSED
11/10/15	-	1161 Park Road – WWTP at Giorgio Foods – Footing inspection – PASSED
11/11/15	-	324 Sofia Drive – Energy inspection – PASSED
11/12/15	-	1161 Park Road – WWTP at Giorgio Foods – Footing inspection – PASSED
11/13/15	-	324 Sofia Drive – Lot 16 – Wallboard inspection – PASSED
11/16/15	-	237 Holiday Lane – Footing inspection – PASSED
11/16/15	-	109 Grove Road – Lot 2 – Final building, plumbing, mechanical and electrical inspections – PASSED
11/18/15	-	202 Cornerstone Drive – Underground plumbing inspection – PASSED
11/20/15	-	342 Faith Drive – Final electrical generator inspection – PASSED
11/23/15	-	237 Holiday lane – Foundation inspection – PASSED
11/23/15	-	324 Sofia Blvd – Sidewalk pre-pour inspection - PASSED
11/23/15	-	109 Lydia Lane – Lot 35 – Framing, rough mechanical and rough electrical inspections – PASSED
11/23/15	-	237 Holiday Lane – Floor framing and energy inspection – PASSED
11/23/15	-	321 Sofia Blvd – Lot 46 – Final building, plumbing, mechanical and electrical inspections - FAILED
11/24/15	-	109 Lydia Lane – Lot 35 – Rough plumbing inspection – PASSED

11/24/15	-	100 Via Delapost Drive – Final inspection of deck – PASSED
11/25/15	-	321 Sofia Blvd – Lot 46 – Final building, plumbing, mechanical and electrical re-inspections – PASSED
11/25/15	-	109 Lydia Lane – Lot 35 – Energy inspection – PASSED
11/25/15	-	63 Hecktown Road – Final demolition - PASSED
11/25/15	-	131 Koller Road – Final building inspection - PASSED

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

11/02/15	-	Site visit to 131 Blandon Avenue regarding trash at the site.
11/04/15	-	Site visit to 194 South View Road – regarding property maintenance code complaint.
11/05/15	-	Site visit to 194 South View Road regarding keeping of chickens.
11/06/15	-	Prepared and issued NOV letter regarding keeping of chickens at 194 South View Road.
11/18/15	-	Site visit to 400 Colonial Court regarding debris in driveway.
11/18/15	-	Site visit to 119 Blandon Avenue regarding car for sale.
11/23/15	-	Discussion with Rochelle of A-Z Field Service regarding items in NOV letter for 376 Main Street.
11/24/15	-	Site visit to 116 Lindbergh Avenue regarding complaint.
11/25/15	-	Responded to e-mail from Chris Garrell regarding forms to declare 115 Grove Road as a "blighted" property; prepared information for inclusion in forms.
11/25/15	-	Site visit to 115 Grove Road to verify current conditions.
11/25/15	-	Site visit to 194 South view Road to verify current conditions regarding NOV issues.
11/30/15	-	Issued draft of forms for blighted property designation to Chris Garrell.