Township of Maidencreek 01/05/16
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

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

The following permits / plans were reviewed and processed:

15-142	12/03/15	-	1161 Park Road – Giorgio Foods – partial roof replacement
15-143	12/14/15	-	11 Villa Circle Road – Shed for John Templin
15-144	12/14/15	-	220 Buena Vista Road – New cell tower and equipment for Verizon Wireless
15-145	12/14/15	-	312 Sofia Blvd. – New single family home for Folino Homes
15-146	12/17/15	-	Plaza Drive – New water service for Giorgi Mushroom Co., Plant 17, Farm 3
15-147	12/29/15	-	125 Stirling Drive – Deck for Steven Scholl
15-148	12/29/15	-	313 Sofia Drive – Lot 48 – New single family dwelling for Folino Homes

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

12/01/15	-	Prepared monthly report for November.
12/07/15	-	Reviewed zoning permit for proposed assisted living use at 384 Evansville Road.
12/08/15	-	Discussions with Tisha Fitzpatrick regarding confirmation of continued use of 8924 Allentown Pike for auto sales.
12/09/15	-	Prepared and issued zoning determination letter Fitzpatrick regarding confirmation of continued use of 8924 Allentown Pike for auto sales.
12/14/15	-	Prepared and issued review letter on zoning permit application for proposed assisted living use at 384 Evansville Road to applicant and Township.

The following UCC inspections were performed:

12/01/15	-	109 Lidia Lane – Lot 35 – Wallboard inspection – PASSED
12/03/15	-	237 Holiday lane – Framing and rough plumbing inspections - PASSED
12/03/15	-	237 Holiday Lane – Energy inspection – PASSED
12/04/15	-	1161 Park Road – WWTP at Giorgio Foods – Pre-pour inspection of vault – PASSED
12/04/15	-	237 Holiday Lane – Wallboard inspection – PASSED
12/07/15	-	287 West Wesner Road – Brandywine Transportation – Footing inspection for garage section - PASSED
12/07/15	-	109 Lidia Lane – Lot 35 – Sidewalk pre-pour inspection – PASSED

12/08/15	-	408 Troy Drive – Framing, rough plumbing and rough electric inspections – PASSED
12/08/15	-	151 Sandhurst Blvd. – Framing, rough plumbing and rough electric inspections – PASSED
12/08/15	-	1492 Ridge Road – Footing inspections – PASSED
12/08/15	-	1161 Park Road – WWTP at Giorgio Foods – Pre-pour inspection of wall – PASSED
12/09/15	-	328 Sofia Blvd. – Lot 15 – Framing, rough plumbing, rough mechanical and rough electrical inspections – PASSED
12/09/15	-	408 Troy Drive – Energy inspection – PASSED
12/10/15	-	328 Sofia Blvd. – Lot 15 – Fire Sealant inspection – PASSED
12/15/15	-	328 Sofia Blvd. – Lot 15 – Energy inspection - PASSED
12/16/15	-	312 Sofia Blvd. – lot 19 – Footing inspection – PASSED
12/17/15	-	408 troy Drive – Wallboard inspection – PASSED
12/17/15	-	328 Sofia Blvd. – Lot 15 – Wallboard inspection – PASSED
12/17/15	-	287 West Wesner Road – Brandywine Transportation – Underground sanitary piping - 1st 500' from building – PASSED
12/18/15	-	237 Holiday Lane – Final building, mechanical and plumbing inspections for addition – PASSED
12/18/15	-	287 West Wesner Road – Brandywine Transportation – Underground sanitary piping - 2nd 500' from building – PASSED
12/21/15	-	312 Sofia Blvd. – lot 19 – Basement wall pre-pour inspection – PASSED
12/21/15	-	324 Sofia Blvd. – Lot 16 – Final building, energy, plumbing and mechanical inspections – PASSED
12/21/15	-	850 Golden Avenue – Good Shephard Rehab – Final building, plumbing and mechanical inspections – PASSED
12/21/15	-	287 West Wesner Road – Brandywine Transportation – Underground sanitary piping - eastern section prior to vertical drop – PASSED
12/23/15	-	1161 Park Road – WWTP at Giorgio Foods – Rough plumbing inspection of natural gas piping at building– PASSED
12/28/15	-	571 Main Street – Rough framing inspection for repairs to wall and porch – PASSED
12/28/15	-	1161 Park Road – WWTP at Giorgio Foods – Prepour inspection of vault cap and pressure test on natural gas piping in building – PASSED
12/30/15	-	117 Lindbergh Avenue – Sewer lateral inspection – PASSED
12/30/15	-	117 Lindbergh Avenue – Water service inspection - PASSED
12/30/15	-	151 Sandhurst Blvd. – Final building, plumbing and mechanical inspections for renovations to basement – PASSED
12/31/15	-	328 Sofia Blvd. – Lot 15 – Sidewalk pre-pour inspection – PASSED
12/31/15	-	312 Sofia Blvd. – Lot 19 – Foundation inspection - PASSED

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

12/01/15	-	Prepared and issued NOV Letter on IPMC issues at 400 Colonial Court.
12/03/15	-	Prepared e-mail to D. Hollenbach, E. Orlando and C. Garrell regarding township's options for performing the demolition at 115 Grove Road.
12/14/15	-	Responded to e-mail from D. Hollenbach regarding issuance of new citations for Michelle and Denise Peters regarding IPMC issues at 115 Grove Road.
12/15/15	-	Prepared and submitted citations for Michelle and Denise Peters regarding IPMC issues at 115 Grove Road.
12/21/15	-	Responded to e-mail from D. Hollenbach regarding follow-up on NOV issues at 121 Lindbergh Avenue. Site visit to confirm status of existing conditions.
12/30/15	-	Site visit to 226 Cornerstone Drive regarding construction work without permit. Prepared and issued NOV letter and posted "Stop Work" order at site.
12/31/15	-	Responded to phone call from Caesar Vasquez of 226 Cornerstone Drive regarding "Stop Work" order.