Township of Maidencreek **07/06/16**
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

ZONING AND UNIFORM CONSTRUCTION CODE SERVICES
Monthly Report – June 1, 2016 through June 30, 2016:

The following permits / plans were reviewed and processed:

16-78	06/01/16	-	358 Cassidy Court – Fence for Judith Dunton
16-79	06/02/16	-	137 Spirit Court – Pool deck for Jonathan Justinano
16-80	06/03/16	-	334 Cornerstone Drive – Expanded driveway for Danielle Gaugler
16-81	06/06/16	-	325 Sycamore lane – Fence for Sean Trego
16-82	06/07/16	-	320 Henry Drive – Shed for Michael Juhasz
16-83	06/10/16	-	109 Anna Avenue – Temporary Construction sign for Tompkins Financial
16-84	06/10/16	-	416 Colonial Court – Solar system for Ben Starks
16-85	06/13/16	-	287 West Wesner Road – Sign for Brandywine Transportation
16-86	06/14/16	-	1046 Pleasant Hill Road – Ag. Building for Eric Zimmerman
16-87	06/14/16	-	275 Spirit Court – Roof over deck for David Ravel
16-88	06/15/16	-	45 Spirit Court – Roof over deck for Tammy Heckman
16-89	06/16/16	-	8472 Allentown Pike – Tenant fitout for Nail Salon
16-90	06/17/16	-	425 Golden Drive – Addition for Jason Valick
16-91	06/17/16	-	101 Cedrick Avenue – Deck for Tauseef Khan
16-92	06/17/16	-	229 Spirit Court - Fence for Michael Buck
16-93	06/17/16	-	224 West Walnut Tree Drive – Above-ground pool for Dante Villasenor Garcia
16-94	06/21/16	-	317 Sofia Blvd. – Shed for Victoria Solberg
16-95	06/21/16	-	116 White Birch lane – Shed for Fanny Mora
16-96	06/21/16	-	74 Timothy Leo Court – Garage for Terry Schaeffer
16-97	06/28/16	-	209 Capri Lane – Above-ground pool for Joseph Fleisher
16-98	06/29/16	-	249 Cornerstone Drive – Patio for Greg Hegedus

16-99	06/30/16	-	86 Good Place – Solar system for Gonzalo Orozco
16-100	06/30/16	-	63 Hecktown Road – Addition to single family residence for Jamie Geschwindt

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

06/01/16	-	Discussion with Chang lee regarding regulations for pumping out septic tanks.
06/01/16	-	Reviewed property file for 105 Dries Road regarding previous zoning decisions for Hearthstone Personal Care facility.
06/02/16	-	Prepared and issued zoning determination letter regarding Hearthstone Personal Care facility at 105 Dries Road.
06/02/16	-	Responded to questions on proposed shed location at 320 Henry Drive.
06/02/16	-	Discussion with Chris Forte regarding permit for fence.
06/02/16	-	Discussion with David Smith regarding permits and setbacks for fence.
06/02/16	-	Discussion with John Arthur regarding permits required for roof replacement.
06/06/16	-	Prepared monthly report for May.
06/06/16	-	Discussion with Michael Yorkavitch of Caldwell Banker regarding property at 550 Main Street and questioning if this property can be subdivided.
06/06/16	-	Discussion with Sharon Buck regarding questions on locations of fences.
06/08/16	-	Discussion with Michael Yorkavitch of Caldwell Banker regarding property at 550 Main Street
06/13/16	-	Discussion with Jason Valick regarding questions on permits for and construction of sunroom addition over existing patio slab.
06/14/16	-	Discussion with Shannon of EMG Associates regarding zoning information for 105 Dries Road – Hearthstone Personal Care Facility.
06/15/16	-	Discussion with Bob from Brubacher Mechanical regarding renovations for Dollar Tree at 8472 Allentown Pike.
06/15/16	-	Discussion with Tony Khan regarding permits for decks and drawings required for permit applications.
06/16/16	-	Discussions with Jennifer Warmkessel of Crowne Castle regarding processing of U&O Certificate for work on cell tower at Quarry Road.
06/21/16	-	Discussions with Liz McGovern regarding question on conditional use decision regarding assisted living facility at 384 Evansville Road.
06/21/16	-	Site visit to measure property at 317 Sofia Blvd. regarding location of shed.
06/27/16	-	Discussion with Matt Snyder regarding permits required for work in vacant house.
06/28/16	-	Responded to zoning questions regarding shed at 4 Chipmunk Drive.

06/28/16 - Responded to zoning questions regarding 180 Austrian Drive.

The following UCC inspections were performed:

06/03/16 - 256 Longleaf Drive – Framing and rough electrical inspections - PASSED
06/03/16 - 172 West Wesner Road – Final inspection of deck – PASSED
06/07/16 - 212 Calcium Road – Electrical service inspection – PASSED
06/08/16 - 109 Anna Avenue – Partial underslab plumbing inspection – PASSED
06/09/16 - 8468 Allentown Pike – Final building, plumbing, mechanical and energy inspections – PASSED
06/09/16 - 256 Longleaf Lane – Energy inspection – PASSED
06/09/16 - 781 Hill Road – Footing inspection – PASSED
06/14/16 - 1161 Park Road – Giorgio WWTF – Final building , accessibility, plumbing, mechanical and energy inspections – FAILED
06/15/16 - 1161 Park Road – Giorgio WWTF – Prepared and issued list of items to be corrected from final inspections.
06/20/16 - 109 Anna Avenue – Partial underslab plumbing inspection – PASSED
06/21/16 - 275 Spirit Court – Deck footing inspection – PASSED
06/23/16 - 275 Spirit Court – Framing inspection – PASSED
06/24/16 - 275 Spirit Court – Final inspection for roof over deck – PASSED
06/27/16 - 422 Colonial Court – Framing inspection – PASSED
06/28/16 - 1161 Park Road – Giorgio WWTF – Final building , accessibility, plumbing, mechanical and energy inspections – FAILED
06/28/16 - 121 Millennium Drive – Rough plumbing inspection – PASSED
06/28/16 - 91 Lee Spring Road – Footing inspection – PASSED
06/29/16 - 422 Colonial Court – Electrical rough inspection – PASSED

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

06/01/16 - Prepared and filed citation for IPMC issues at 40 Sunset Road.
06/02/16 - Site visit to 84 Troxel Road to review current conditions.
06/03/16 - Discussion with Phil Baker regarding complaint about temporary signs for seasonal roadside stand at Pleasant Hill Road and Allentown Pike and about tractor trailer parking on a residential street.
06/06/16 - Discussion with Robert Reedy regarding NOV letters on issues at 40 Sunset Avenue and noting that he is addressing issues.
06/06/16 - Site visit to 320 Hanley Drive to review complaint.

06/13/16	-	Discussion with Gene Orlando regarding issues with dog sitting at 232 West Walnut Tree Drive. Discussion with K. Gruber regarding neighbor complaint about additional dogs at site over holiday weekend.
06/16/16	-	Discussions with Michele McCormack regarding home occupation permit for dog sitting business.
06/20/16	-	Discussions with Michele McCormack regarding home occupation permit for dog sitting business. Discussions with Arlan Martin regarding updated complaint. Discussion with Mary DiPietro regarding her observations of dogs at 232 West Walnut Tree Drive.
06/28/16	-	Site visit to 419 East Wesner Road regarding complaint.
06/30/16	-	Site visit to 8477 Allentown Pike.