Township of Maidencreek **11/04/16**
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

ZONING AND UNIFORM CONSTRUCTION CODE SERVICES
Monthly Report – October 1, 2016 through October 31, 2016:

The following permits / plans were reviewed and processed:

16-151	10/03/16	-	850 Golden Drive – Demising wall in vacant tenant spaces for Larken Associates
16-152	10/04/16	-	116 Via Doloraso Drive – Sewer lateral for James Marasco
16-153	10/06/16	-	629 Main Street – Driveway for Louise Legun
16-154	10/10/16	-	110 Ponderosa Drive – Solar system for Jeffery Pettit
16-155	10/12/16	-	228 West Walnut Tree Drive – Solar system for Salvatore Dipietro
16-156	10/12/16	-	198 Genesis Drive – Gas furnace replacement for William Buchanan
16-157	10/12/16	-	282 Longleaf Drive – Fence for Randy Ridenour
16-158	10/13/16	-	121 Hammond Street – Patio and pond for Gary Spatz
16-159	10/13/16	-	15 Grove Road – Solar system for Brian Kratz
16-160	10/13/16	-	729 Park Road – Shed for Sign Pros PA, Inc.
16-161	10/13/16	-	729 Park Road – Garage door installation for Sign Pros PA, Inc.
16-162	10/14/16	-	84 Via Dolorosa Drive – Fence for Brandi Brown
16-163	10/17/16	-	312 Cassidy Court – Fence for Chad Milligan
16-164	10/17/16	-	409 Cassidy Court – Fence for Albert Beaton
16-165	10/18/16	-	353 Schaeffer Road – Demolition of home for Jesse Dietrich
16-166	10/20/16	-	124 Sandhurst Blvd. – Mechanical and electrical renovations for Jeremy Noll
16-167	10/24/16	-	312 Sofia Blvd. – Fence for Ryan Crampsie
16-168	10/24/16	-	361 Main Street – Basement renovations for Property & Development Acquisition
16-169	10/24/16	-	850 Golden Drive – HVAC renovations in vacant tenant suite for Larkin Associates
16-170	10/24/16	-	800 Golden Drive – Home occupation for Michael Harrell

16-171	10/27/16	-	125 Tumbleweed Drive – Fence and sidewalk for David Franklin
16-172	10/27/16	-	261 Spirit Court – Fence for Jean Korcsics
16-173	10/27/16	-	469 Evansville Road – Demolition of existing single family dwelling for Lehigh Cement Co.
16-174	10/31/16	-	86 Lee Spring Road – Fence for Larry Kilpatrick

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

10/02/16	-	Discussion with Peter Romeo of Larkin Associates regarding plans for Suite 12 at 850 Golden Drive for work separate from proposed tenant renovations for Ritas Italian Ice.
10/03/16	-	Prepared monthly report for September.
10/03/16	-	Discussion with Erica Straume regarding requirements for property transfer inspections.
10/04/16	-	Site visit to 13 Ingot Drive regarding new tenant.
10/07/16	-	Discussion with Tim Heffner regarding truss drawings for detached garage at 1182 Pleasant Hill Road.
10/10/16	-	Discussion with Giorgio Foods regarding electrical permit.
10/14/16	-	Discussion with Kyle McKeckney realtor regarding 8432 Allentown Pike and possible change from an existing non-conforming use to a different non-conforming use.
10/18/16	-	Discussion with Brad Boltz of Bachman Roofing regarding additional work at 124 Sandhurst Drive and need for addition permits.
10/20/16	-	Discussion with Ryan from DESCCO Design and Construction regarding partial occupancy certificate for building while public sidewalk installation questions are resolved for Schwab Dental at 109 Anna Avenue.
10/24/16	-	Discussion with Christa of Solar City regarding inspections for solar system installations.

The following UCC inspections were performed:

10/04/16	-	91 Troxel Road – Footing inspection - PASSED
10/04/16	-	116 Via Dolorosa Drive – Inspection of repair to sewer lateral - PASSED
10/04/16	-	128 South View Drive – Footing inspection for deck – PASSED
10/05/16	-	129 Spirit Court – Footing inspection for deck – PASSED
10/05/16	-	124 Sandhurst Blvd. – Footing inspection for roof over patio – PASSED
10/05/16	-	112 Bewley Avenue – Partial footing inspection - PASSED
10/06/16	-	8472 Allentown Pike – Partial underslab and framing inspections - PASSED
10/06/16	-	113 Penrose Avenue – Footing inspection for in-ground pool - PASSED

10/06/16	-	112 Bewley Avenue – Footing inspection – PASSED
10/06/16	-	850 Golden Drive – Suite 12 – Framing and insulation of demising wall – PASSED
10/07/16`	-	74 Timothy Leo Court – Final building inspection – PASSED; Final electrical inspection – FAILED
10/07/16	-	129 Spirit Court – Final inspection for pool deck - PASSED
10/11/16	-	850 Golden Drive – Suite 12 – Final building inspection of demising wall – PASSED
10/11/16	-	781 Hill Road – Final inspection for pool deck - PASSED
10/11/16	-	109 Anna Avenue – Pre-final accessibility walk-through for Schwab Dental
10/12/16	-	74 Timothy Leo Court – Final electrical re-inspection – PASSED
10/12/16	-	128 South View Road – Partial framing inspection on beam – PASSED
10/14/16	-	1182 Pleasant Hill Road – Footing inspection for detached garage – PASSED
10/14/16	-	112 Bewley Drive – Foundation inspection – PASSED
10/17/16	-	8472 Allentown Pike – Ramp pre-pour inspection – PASSED
10/17/16	-	113 Penrose Avenue – Rough electric for pool – PASSED
10/19/16	-	167 Hecktown Road – Footing inspection – PASSED
10/19/16	-	14 Damascus Drive – Framing inspection – PASSED
10/19/16	-	304 Sofia Blvd.- Lot 21 – Final building, plumbing, mechanical, electrical and energy inspections – PASSED
10/20/16	-	8472 Allentown Pike – Pre-pour inspection for side and rear steps – PASSED
10/21/16	-	109 Anna Avenue – Schwab Dental – Final building, energy, and mechanical inspections for partial occupancy – PASSED; Final plumbing and accessibility inspections - FAILED
10/21/16	-	109 Anna Avenue – Schwab Dental –Final plumbing and accessibility re-inspections - PASSED
10/24/16	-	124 Sandhurst Blvd. – Framing inspection - PASSED
10/24/16	-	128 South View Road – Framing inspection – PASSED
10/26/16	-	8472 Allentown Pike – Pre-pour inspection for stairs – PASSED
10/26/16	-	237 Holiday Lane – Final inspection for solar system- PASSED
10/26/16	-	167 Hecktown Road – Foundation inspection - PASSED
10/26/16	-	124 Sandhurst Blvd. – Rough electric inspection – PASSED
10/27/16	-	361 Main Street – Framing and rough electric inspections – PASSED
10/27/16	-	361 Main Street – Energy inspection – PASSED
10/28/16	-	8472 Allentown Pike – Final building and accessibility inspections – PASSED
10/28/16	-	113 Penrose Avenue – Electrical bonding inspection for pool - PASSED
10/31/16	-	237 Holiday Lane – Final electric and grounding - PASSED

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

10/14/16	-	Discussion with D. Hollenbach regarding NOV for 330 Cornerstone Drive for the pool beyond property line and the shed without permit. Discussion with Stella Miller regarding NOV letter and the establishment of rear property by surveyor.
10/14/16	-	Site visit to 332 Cassidy Court regarding complaint.
10/17/16	-	Prepared and issued zoning letter for 501 Hoch Road.
10/18/16	-	Site visit to 361 Main Street regarding work without permits.
10/18/16	-	Site visit to 1120 Park Road regarding work without permits.
10/20/16	-	Site visit regarding issue with shed at 203 Hope Drive.
10/24/16	-	Site visit to 511 Walnut Tree Lane regarding complaint.
10/28/16	-	Prepared and issued NOV letter regarding IPMC issues at 511 Walnut Tree Drive.