**Township of Maidencreek** **09/04/18**
**Zoning and UCC Services**
**Great Valley Consultants – GVC #3026-007 and 3026-008**

## ZONING AND UNIFORM CONSTRUCTION CODE SERVICES
**Monthly Report – August 1, 2018 through August 31, 2018:**

**The following permits / plans were reviewed and processed:**

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| 18-123 | 08/01/18 | - | 224 Callery Drive – Fence for Alex Shoedice |
| 18-124 | 08/07/18 | - | 338 Blandon Meadows Pkwy. – Deck for Karen Gordon |
| 18-125 | 08/07/18 | - | 139 Blandon Avenue – Electrical renovations for Nick Mantz |
| 18-126 | 08/07/18 | - | 227 Long Leaf Drive – Patio / deck for Randy Dunkle |
| 18-127 | 08/08/18 | - | 215 North View Road – Repair sewer lateral for Michael Siefert |
| 18-128 | 08/09/18 | - | 4 Chipmunk Drive – Renovations for Child Care Center for C&C Lee Ventures, LLC |
| 18-129 | 08/09/18 | - | 4 Chipmunk Drive – Fence for C&C Lee Ventures, LLC |
| 18-130 | 08/10/18 | - | 433 Golden Drive – Shed for Walter Herbert |
| 18-131 | 08/13/18 | - | 429 Coronet Drive – Fence for Gary Bossler |
| 18-132 | 08/15/18 | - | 321 June Avenue – Replace roof-top HVAC unit for Tom Haul |
| 18-133 | 08/15/18 | - | 200 Calcium Road – Replace generator for Joseph Pendleton |
| 18-134 | 08/16/18 | - | 8537 Allentown Pike – Replace gas and electric meters in separate tenant spaces for Rodolfo Folino |
| 18-135 | 08/23/18 | - | 109 Stirling Street – Fence for Steve Breen |
| 18-136 | 08/27/18 | - | 701 Hill Road – New single family dwelling for Omega Builders |
| 18-137 | 08/27/18 | - | 8261 Allentown Pike – Additions and renovations for Maidencreek TV & Appliances |
| 18-138 | 08/28/18 | - | 405 White Birch Lane – Fence for Corey Klim |
| 18-139 | 08/28/18 | - | 409 White birch Lane – Deck for Nilsa Serrano-Denis |
| 18-140 | 08/28/18 | - | 415 Riviera Drive – In-ground pool for Phil Morris |
| 18-141 | 08/28/18 | - | 318 Monaco Lane – In-ground pool for Jose Morrobel |
| 18-142 | 08/29/18 | - | 210 Independence Court – No Impact Home-Based Business for scheduling for home visits be medical professionals for Michael Goulbourne |

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| 18-143 | 08/29/18 | - | 511 Kershner Place – Shed for Lori Keim |
| 18-144 | 08/31/18 | - | 285 Spirit Court – Fence for Patricia Bielesky |
| 18-145 | 08/31/18 | - | 285 Spirit Court – Shed for Patricia Bielesky |

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

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| 08/01/18 | - | Discussion with Don Wannamaker regarding permits for retaining wall and deck. |
| 08/02/18 | - | Discussion with William Fetter regarding questions on electrical requirements for a pool. |
| 08/02/18 | - | Discussion with Darcy from Bachman's Roofing regarding permits required for window replacements. |
| 08/02/18 | - | Discussion with Norina Piraino regarding questions on permits required for renovations for Pizza Shop at 8537 Allentown Pike. |
| 08/03/18 | - | Discussion with Sheila Weaver regarding fence on neighbor's property at 336 cactus Road. |
| 08/03/18 | - | Discussion with Bill Pritt regarding requirements for expansion tank on new water heater installations. |
| 08/06/18 | - | Discussion with Victoria Folk (realtor) regarding property transfer inspections and U&O Certificates required by Township for the sale of a residential property. |
| 08/07/18 | - | Prepared monthly report for July. |
| 08/08/18 | - | Discussion with Theresa from Mortech Quality HVAC regarding permit for HVAC work at 8537 Allentown Pike for Domino's Pizza. |
| 08/08/18 | - | Discussion with Kristen Rothenberger regarding permits for addition to house on Grandview Drive. |
| 08/13/18 | - | Discussion with prospective owner regarding possible convenience store on Rt 222. |
| 08/14/18 | - | Discussion with Barbara Nagle regarding possible addition to 117 Bewley Lane. |
| 08/16/18 | - | Discussion with Owner of 113 Damascus Drive regarding variance granted for In-law quarters and permits required for construction. |
| 08/17/18 | - | Discussion with pat Farrell regarding permit for deck on White Birch Lane. |
| 08/18/18 | - | Discussion with owner regarding zoning questions on shed at 455 Acer Drive. |
| 08/20/18 | - | Discussion with Curtis Rhine regarding questions on possible subdivision of property at 90 West Wesner Road. |
| 08/21/18 | - | Meeting with Curtis and Judy Rhine regarding process for subdivision of rear section of 90 West Wesner Road |
| 08/21/18 | - | Discussion with realtor regarding possibility of keeping farm animals at 8805 Allentown Pike. |

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| 08/28/18 | - | Discussion with Lisa Moyer regarding parking at 81 West Wesner Road for 2 unit apartment building. |
| 08/30/18 | - | Discussion with David laird regarding possibility of keeping farm animals at 8805 Maidencreek Road. |
| 08/31/18 | - | Discussion with Megan of B&L Lot HVAC regarding questions on permit for an emergency generator. |

**The following UCC inspections were performed:**

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| 08/01/18 | - | 243 Callery Drive – Final building inspection for above-ground pool – PASSED; Final electrical inspection for pool - FAILED |
| 08/01/18 | - | 320 Sophia Blvd. – Framing inspection for deck – PASSED |
| 08/02/18 | - | 433 Eagle Drive – Framing, rough plumbing, and rough electrical inspections – PASSED |
| 08/02/18 | - | 10 Mountain View Lane – Electrical service inspection – PASSED |
| 08/02/18 | - | 1161 Park Road – Underground plumbing inspection - PASSED |
| 08/03/18 | - | 1005 Shoemakersville Road – Footing inspection for garage - PASSED |
| 08/06/18 | - | 1161 park Road – Footing inspection for Chiller building - PASSED |
| 08/06/18 | - | 433 Eagle Drive – Energy inspection – PASSED |
| 08/06/18 | - | 108 White Birch lane – Final building and electrical inspections for pool – FAILED |
| 08/06/18 | - | 433 Eagle Drive – Wallboard inspection – PASSED |
| 08/07/18 | - | 1161 Park Road – Wall pre-pour inspection / rebar inspection – PASSED |
| 08/07/18 | - | 128 Bewley Lane – Final inspection for deck – PASSED |
| 08/08/18 | - | 441 Riviera Drive – Framing inspection for roof over deck – PASSED |
| 08/10/18 | - | 8537 Allentown Pike – Rough plumbing inspection - FAILED |
| 08/13/18 | - | 1161 park Road – Underground plumbing at Chiller building – PASSED |
| 08/14/18 | - | 105 Lindbergh Avenue – Final building and electrical inspections for above-ground pool – PASSED |
| 08/15/18 | - | 1161 Park Road – Wall pre-pour inspection – PASSED |
| 08/16/18 | - | 215 North View Road – Sewer lateral repair inspection – PASSED |
| 08/16/18 | - | 243 Callery Drive – Final electrical re-inspection for above-ground pool – PASSED |
| 08/16/18 | - | 1161 Park Road – Partial wall pre-pour inspection / rebar inspection – PASSED |
| 08/17/18 | - | 111 Timber Drive – Footing inspection for deck – PASSED |
| 08/17/18 | - | 1073 Shoemakersville Road – partial final building inspection for 2nd Floor addition – PASSED |
| 08/20/18 | - | 209 Anna Avenue – Sidewalk and pad pre-pour inspection – PASSED |

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| 08/20/18 | - | 309 Sophia Blvd – Sidewalk and pad pre-pour inspection – PASSED |
| 08/22/18 | - | 1076 Park Road – Framing inspection – PASSED |
| 08/23/18 | - | 1076 park Road – Final building inspection – PASSED |
| 08/24/18 | - | 433 Eagle Drive – Final building inspection – PASSED |
| 08/24/18 | - | 1161 Park Road – Floor slab pre-pour inspection – PASSED |
| 08/24/18 | - | 120 Sandhurst Blvd. – Final building, plumbing and electrical inspections – PASSED |
| 08/28/18 | - | 701 Hill Road – Footing inspection – PASSED |
| 08/29/18 | - | 8537 Allentown Pike – Rough plumbing inspection - PASSED |
| 08/29/18 | - | 112 Troxel Road – Footing inspection for deck – PASSED |
| 08/29/18 | - | 309 Sophia Blvd. – Lot 49 – Final building, energy, plumbing, mechanical and electrical inspections - PASSED |
| 08/30/18 | - | 324 Lindbergh Avenue – Final building and electrical inspections for above-ground pool – PASSED |
| 08/31/18 | - | 112 Troxel Road – Framing inspection – PASSED |

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

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| 08/06/18 | - | Site visit to 232 West Walnut Tree Drive regarding current conditions with dog sitting service by Michele McCormack. |
| 08/07/18 | - | Responded to email from C. Garrell regarding rescheduling of hearing for Michele McCormack from 232 West Walnut Tree Drive. |
| 08/07/18 | - | Site visits to 339 West Wesner Road and to 222 Spirit Court regarding complaints. |
| 08/09/18 | - | Prepared and issued NOV letter to 131 Blandon Avenue regarding property maintenance issues. |
| 08/09/18 | - | Prepared and issued NOV letter to 339 West Walnut Tree Drive regarding property maintenance issues. |
| 08/10/18 | - | Site visits to 416 East Wesner Road and 600 Main Street regarding complaints. |
| 08/13/18 | - | Reviewed email from C. Garrell regarding revised date for McCormack hearing. |
| 08/13/18 | - | Prepared and issued NOV letter to 416 East Wesner Road regarding property maintenance issues. |
| 08/14/18 | - | Prepared and issued NOV letter to 222 Spirit Court regarding property maintenance issues. |
| 08/16/18 | - | Site visits to 800 Golden Drive, 339 West Wesner Road and 131 Blandon Avenue for follow-up to NOV letters. |
| 08/17/18 | - | Site visit to 194 Genesis Drive regarding complaint. |
| 08/20/18 | - | Site visit to 218 Capri Drive regarding vehicles with expired inspections. |
| 08/21/18 | - | Prepared and issued second NOV letter for 800 Golden Drive regarding grass / weeds. |

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| 08/21/18 | - | Prepared and issued second NOV letter for 218 Capri Drive regarding abandoned vehicles. |
| 08/21/18/ | - | Site visits to 100 Sunset Avenue regarding property maintenance issues and to 8537 Allentown Pike regarding signs without permits. |
| 08/22/18 | - | Prepared and issued second NOV to 8537 Allentown Pike regarding signs without permits. |
| 08/22/18 | - | Reviewed email information from Curtis Blose regarding updates on status of issues in NOV letter for 416 East Wesner Road. |
| 08/23/18 | - | Site visits to 416 East Wesner Road for follow-up to NOV letter, to 172 Millennium Drive regarding property maintenance issues, to 620 West Walnut Tree Drive regarding complaint and to 100 Sunset Avenue regarding complaint. |
| 08/23/18 | - | Prepared and issued a "Stop Work" order for installation of a roof over a deck without permits at 785 Hill Road. |
| 08/28/18 | - | Site visit to 800 Golden Drive for follow-up on NOV letter for grass / weed violations. |
| 08/28/18 | - | Attended hearing for Michele and Robert McCormack of 232 West Walnut tree Drive regarding operation of a kennel without a permit. |
| 08/30/18 | - | Prepared and issued NOV letter to 101 Lidia Lane for work without a permit. Posted "Stop Work" order at site with NOV letter. |
| 08/30/18 | - | Site visits to 201 West Walnut Tree Drive and to 334 Sooner Lane regarding complaints. |