Township of Maidencreek 03/05/18
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

ZONING AND UNIFORM CONSTRUCTION CODE SERVICES
Monthly Report – February 1, 2019 through February 28, 2019:

The following permits / plans were reviewed and processed:

19-7	02/11/19	-	541 Golden Road – Shed for Melissa Garcia
19-8	02/11/19	-	329 Main Street – Shed with electric for Turkey Hill Minute Market
19-9	02/15/19	-	Permits for the buildings at 8520 Allentown Pike are on hold as requested by Owner until the type of unit is determined for each of the eleven buildings proposed for the site. There could be as many as 22 units, or a few as 11 units. Permits for the buildings will be processed when further information is received from the Owner or their representative.
19-10	02/18/19	-	405 Grandview Drive – Water service repair for Iyndra Sterner
19-11	02/21/19	-	300 Sofia Blvd. – Lot 22 – New single family residence for Folino Construction
19-12	02/21/19	-	308 Sofia Blvd. – Lot 20 - New single family residence for Folino Construction
19-13	02/26/19	-	257 North View Road – Above-ground pool for Martin Weinhold

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

02/05/19	-	Prepared monthly report for January.
02/07/19	-	Discussion with Ms. Dawson of Cassidy Court regarding questions on a No-impact Home Based Business for the preparation of food for sale at farmer's markets.
02/08/19	-	Responded to emails form Kim Brown of 78 Berk Road regarding honey production and sales at this property.
02/11/19	-	Site meeting with owner to review proposed shed location at 329 Main Street.
02/12/19	-	Discussion with Bob Bucknell regarding proposed renovations of Suite #5 at 8537 Allentown Pike for Dr. Augello's Chiropractic Office
02/13/19	-	Discussion with Steve Hoffman regarding renovation of a townhouse for additional living space for his in-laws.
02/13/19	-	Discussion with Gary Cipa regarding possible use of 8805 Allentown Pike for an RV maintenance business.
02/14/19	-	Discussion with D. Hollenbach regarding water and sewer tapping fees and connections for conversion of a basement of a townhouse into In-law quarters.

02/26/19	-	Discussion with Mark from D&B Elite regarding permits and information required for processing permits for each building at 8520 Allentown Pike.
02/27/19	-	Discussion with D. Hollenbach regarding permits and information required for processing permits for each building at 8520 Allentown Pike.

The following UCC inspections were performed:

02/01/19	-	915 Park Road – Final inspection for signs – PASSED
02/01/19	-	327 Schaeffer Road – Final for demolition of manufactured home – PASSED
02/01/19	-	8537 Allentown Pike – Final inspection for signs – PASSED
02/01/19	-	785 Hill Road – Energy inspection – PASSED
02/11/19	-	113 Lidia Lane – Footing inspection – PASSED
02/13/19	-	1161 Park Road – Underpinning pre-pour inspection – PASSED
02/13/19	-	620 Walnut Tree Drive – Final building and electrical inspections for solar system – FAILED
02/14/19	-	1161 Park Road – Underpinning pre-pour inspection – PASSED
02/15/19	-	620 Walnut Tree Drive – Final building and electrical re-inspections for solar system – PASSED
02/18/19	-	405 Grandview Drive – Water service inspection – PASSED
02/19/19	-	300 Sofia Blvd. – Lot 22 – Footing inspection – PASSED
02/19/19	-	308 Sofia Blvd. – Lot 20 – Footing inspection – PASSED
02/21/19	-	300 Sofia Blvd. – Lot 22 – Foundation pre-pour inspection – PASSED
02/21/19	-	308 Sofia Blvd. – Lot 20 – Foundation pre-pour inspection – PASSED
02/21/19	-	280 West Wesner Road – Site meeting with Folino Construction on fire wall construction.
02/26/19	-	300 Sofia Blvd. – Lot 22 - Foundation inspection - PASSED
02/26/19	-	308 Sofia Blvd. – Lot 20 - Foundation inspection - PASSED
02/26/19	-	1161 Park Road – Underpinning pre-pour inspection – PASSED
02/26/19	-	308 Sofia Blvd. – Lot 22 - Water service and sewer lateral inspection – PASSED
02/26/19	-	113 Lidia Lane – water service and sewer lateral inspection – PASSED
02/26/19	-	300 Sofia Blvd. – Lot 22 – Sewer lateral inspection – PASSED
02/28/19	-	300 Sofia Blvd. – Lot 22 – Water service inspection – PASSED

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

02/05/19	-	Reviewed new complaint about a floodlight at 320 Main Street shining on neighbor's house. Site visit to 320 Main Street to review issue noted in complaint.

02/07/19	-	Prepared and issued third NOV letter regarding zoning issues and lack of permit for lawn equipment business at 320 Main Street.
02/07/19	-	Discussion with Alicia Bressler regarding NOV issues at 1259 Pleasant Hill Road.
02/12/19	-	Responded to email from D. Hollenbach regarding status of NOV issues at 320 Main Street and additional complaints. Site visit to review and document existing conditions of property.
02/20/19	-	Reviewed email from D. Hollenbach regarding information from neighbors of 194 Genesis Drive to help locate owner.
02/21/19	-	Site visit to 269 Spirit Court to document current status of zoning issues. Processed and transmitted photos to Orlando Law offices.
02/22/19	-	Reviewed email from D. Hollenbach regarding issues with driveway at 106 Koller Road.
02/22/19	-	Site visits to 620 / 622 and 640/642 Main Street regarding complaints. Prepared and issued NOV letter to 642 Main Street for abandoned vehicles. Prepared and issued NOV letter to 622 Main Street for abandoned vehicle.
02/22/19	-	Site visit to 106 Koller Road regarding driveway issue.
02/25/19	-	Prepared and issued NOV letter to 106 Koller Road regarding issues with driveway.
02/25/19	-	Prepared and issued NOV letter to 620 Main Street regarding trash/debris and abandoned vehicles.
02/28/19	-	Reviewed email from D. Hollenbach regarding status of Dean Shuman.