Township of Maidencreek 06/04/18
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008

ZONING AND UNIFORM CONSTRUCTION CODE SERVICES
Monthly Report – May 1, 2019 through May 31, 2019:

The following permits / plans were reviewed and processed:

19-49	05/01/19	-	177 Kensington Blvd. – Patio for Chris Auchenbach
19-50	05/02/19	-	303 Cactus Road – Fence for Robert Fenwick
19-51	05/02/19	-	330 Sooner Lane – Above-ground pool for Christopher Kauffman
19-52	05/06/19	-	229 Cornerstone Drive – Solar system for Peter Fenstermacher
19-53	05/08/19	-	3 Quarry Road – Loading dock renovations for Renders Warehouse
19-54	05/09/19	-	101 Penrose Avenue – Fence for Christopher Freed
19-55	05/09/19	-	420 Liberty Drive – Above-ground pool for Michael Mory
19-56	05/10/19	-	420 Acer Drive – Above-ground pool with deck for Joseph Kochler
19-57	05/16/19	-	83 Cornerstone Drive – Renovations for Kirk Deysher
19-58	05/16/19	-	205 West Walnut Tree Drive – Deck expansion for Tanya Quier
19-59	05/20/19	-	320 Monaco Lane – Deck expansion for Robert Gehr
19-60	05/20/19	-	1098 Pleasant Hill Road – New single family residence for Eli Zimmerman
19-61	05/22/19	-	121 Millennium Drive – Shed for Carmen Rosano
19-62	05/24/19	-	8537 Allentown Pike – Occupancy permit for Allstate Insurance
19-63	05/28/19	-	50 Damascus Drive – Solar system for Frank Alotta
19-64	05/29/19	-	428 Trot Drive – Fence for Richard Rushing
19-65	05/31/19	-	1161 Park Road – partial roof replacement for Giorgio Foods
19-66	05/31-19	-	106 Ponderosa Drive – Fence for Blake Jones

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

05/01/19	-	Responded to email form D. Hollenbach regarding fence issues at 117 Tumbleweed Drive.
05/01/19	-	Responded to email from Nathan Lawrence regarding zoning question for possible pole barn at 131 Koller Road.
05/02/19	-	Responded to emails form Deborah Wurtz (realtor) regarding questions on setbacks and access route to property at 131 Koller Road.
05/03/19	-	Discussion with D. Hollenbach regarding proposed shooting range use at 1300 Maidencreek Road. Reviewed zoning ordinance regarding shooting range use.
05/03/19	-	Responded to emails with D. Hollenbach regarding proposed pole barn for mulch storage for existing mulch dying business at 100 White Star Road.
05/06/19	-	Prepared and issued letter to owner of 1300 Maidencreek Road regarding zoning relief required for proposed shooting range use.
05/08/19	-	Prepared monthly report for April.
05/08/19	-	Discussion with Lori from Blue Lagoon Pools regarding setbacks at 117 Flemming Street.
05/13/19	-	Discussion with D. Hollenbach regarding proposed addition at Maidencreek church at 261 Main Street. Discussion with Jeff Biehn of Watkins Architects regarding setbacks for addition.
05/13/19	-	Discussion with Caesar Cruz regarding form for Met-Ed for approval of solar system at 355 Cassidy Court.
05/13/19	-	Discussion with Bill Eveland regarding final inspections for solar system at 243 Callery Drive.
05/14/19	-	Discussion with Jeff Biehn of Watkins Architects regarding setbacks for addition for Maidencreek Church at 261 Main Street.
05/16/19	-	Responded to email from K. Gruber regarding questions on U&O certificate for pool at 5 Jones Lane.
05/16/19	-	Discussion with David Dries of Blue Lagoon Pools regarding setbacks for pool at 117 Flemming Street.
05/17/19	-	Discussion with Dick Shuman regarding zoning issue on setbacks for addition for Maidencreek Church at 261 Main Street.
05/21/19	-	Discussion with K. Gruber regarding confirmation of permit fees for new manufactured house at 1098 Hill Road.
05/21/19	-	Discussion with Paul Catazaro regarding UGI permit to dig for new service for 35 Damascus Court. Discussion with K. Gruber regarding approval for UGI to dig in Damascus Court.
05/22/19	-	Discussion with Jeff Biehn of Watkins Architects regarding setback information for proposed addition for Maidencreek Church at 261 Main Street.
05/24/19	-	Discussion with Dick Shuman regarding zoning issue on setbacks for addition for Maidencreek Church at 261 Main Street.
05/28/19	-	Discussion with Steve Cameron regarding permits for kitchen cabinet replacements.

05/28/19	-	Meeting with Dick Shuman at Maidencreek Church at 261 Main Street to review field dimensions on proposed addition and issues with setbacks.
05/29/19	-	Discussion with Dick Shuman regarding front yard setback ad expansion of building to existing front wall.
05/31/19	-	Discussion with Cody regarding questions on setbacks for above-ground pool on West Walnut Tree Drive.
05/31/19	-	Discussion with Apollo Pools regarding setbacks for in-ground pool at 117 Flemming Street.
05/31/19	-	Discussion with owner of 20 Grove Road regarding permit for fence.

The following UCC inspections were performed:

05/01/19	-	600 Walnut Tree Drive – Pre-pour and binding inspections for in-ground pool - PASSED
05/03/19	-	113 Hill Road – Water service and sewer lateral inspection - PASSED
05/03/19	-	138 South View Road – Partial framing inspection – PASSED
05/03/19	-	300 Sofia Blvd. – Lot 20 – Rough plumbing inspection – PASSED
05/03/19	-	308 Sofia Blvd. – Lot 22 – Rough plumbing inspection – PASSED
05/03/19	-	257 North View Road – Final building and electrical inspections for pool - PASSED
05/06/19	-	104 Anna Avenue – Final building inspection – PASSED
05/06/19	-	317 Henry Drive – Final building and electrical inspections for solar system - PASSED
05/08/19	-	138 South View Road – Footing inspection for deck – PASSED
05/08/19	-	5 Jones Lane – Final building and electrical inspections for pool - PASSED
05/10/19	-	300 Sofia Blvd. – Lot 20 – Framing, rough mechanical and rough electrical inspections – PASSED
05/13/19	-	280 West Wesner Road – Framing inspection – PASSED
05/13/19	-	300 Sofia Blvd. - Lot 20 – Energy inspection – PASSED
05/13/19	-	416 East Wesner Road – Framing inspection – PASSED
05/14/19	-	342 Blandon Meadows Pkwy. – Framing inspection – PASSED
05/14/19	-	320 Monaco Lane – Rough electrical inspection – PASSED
05/14/19	-	92 Troxel Road – Final electrical inspection for generator – PASSED
05/15/19	-	308 Sofia Blvd – Lot 22 – Framing, rough mechanical and rough electrical inspections - FAILED
05/15/19	-	243 Callery Drive – Final building and electrical inspections for solar system – PASSED
05/16/19	-	320 Monaco Lane – Final building and electrical inspections – PASSED

05/16/19	-	138 South View Road – partial footing inspection for deck – PASSED
05/22/19	-	416 East Wesner Road – Final inspection - PASSED
05/24/19	-	320 Monaco Lane – Footing inspection for deck - PASSED
05/28/19	-	113 Hill Road – Lot 2 – Electrical service inspection – PASSED
05/29/19	-	750 Golden Drive – Final building and electrical inspections - PASSED
05/30/19	-	262 West Walnut Tree Drive – Rough plumbing inspection – PASSED
05/31/19	-	300 Sofia Blvd. – Lot 22 – Wallboard inspection – PASSED

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

05/01/19	-	Site visit to 153 Spirit Court and 117 Tumbleweed Drive regarding property maintenance complaints.
05/01/19	-	Prepared and issued NOV letter to 153 Spirit Court regarding property maintenance issues.
05/08/19	-	Site visits to 602 Independence Court, 229 Spirit Court, and 102 Hill Road regarding complaints.
05/09/19	-	Site visits to 1423 Pleasant Hill Road, 156 South View Road, 894 Maidencreek Road and 332 Cassidy Court regarding complaints.
05/10/19	-	Prepared and issued NOV letter to 156 South View Road regarding high grass issues.
05/10/19	-	Prepared and issued NOV letter to 229 Spirit Court regarding property maintenance issues.
05/13/19	-	Prepared and issued NOV letter to 1423 Pleasant hill Road regarding property maintenance issues.
05/13/19	-	Site visit to 262 West Walnut tree Drive and to 354 West Walnut Tree Drive regarding complaints.
05/14/19	-	Prepared and issued NOV letter to 354 West Walnut Tree Drive regarding high grass.
05/15/19	-	Prepared and issued NOV letter to 332 Cassidy Court regarding property maintenance issues.
05/15/19	-	Prepared and issued NOV letter to 102 Hill Road regarding property maintenance issues.
05/16/19	-	Site visit to 355 Cassidy Court regarding high grass complaint.
05/17/19	-	Prepared and issued NOV letter to 355 Cassidy Court regarding high grass.
05/17/19	-	Site visits to 545 Main Street and 361 Main Street regarding complaints.
05/20/19	-	Site visit to 728 Golden Drive and 374 Main Street regarding complaints.
05/21/19	-	Discussion with Sharon Wilkerson of 229 Spirit Court regarding NOV letter and status of issues.

05/21/19	-	Prepared and issued NOV letter to 374 Main Street regarding property maintenance issues.
05/21/19	-	Prepared and issued NOV letter to 545 Main Street regarding high grass.
05/21/19	-	Prepared and issued NOV letter to 361 Main Street regarding keeping of chickens.
05/22/19	-	Site visits to 252 Main Street, 37 Mountain Spring Road and 930 Maidencreek Road regarding complaints.
05/23/19	-	Site visit to 1537 Ridge Road regarding complaint.
05/24/19	-	Site visit to 195 Sandhurst Blvd. regarding complaint.
05/28/19	-	Discussion with Paul Fisher of 374 Main Street regarding status of NOV issues.
05/31/19	-	Prepared and issued NOV letter for property maintenance violations at 195 Sandhurst Blvd.