



LTL CONSULTANTS, LTD. • ENGINEERS & CODE OFFICIALS

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September 6, 2019

Franklin Township
Attention: Joan McVaugh
20 Municipal Lane
Kemblesville, PA 19347

Dear Board Members:

The Zoning Officer and Building Inspector conducted the following activities for the previous month.

PERMITS PROCESSED

Permit No.	Applicant	Address	Use	Building Fee	Recreation, Openspace, Impact Fees	Misc. Fees
19-055	John Hocking	1077 Wickerton Road	Shed			\$ 100.00
19-056	Dennis O'flyn Obrien	340 Gypsy Hill Road	Electrical			\$ 150.00
19-057	Jimmy Norrian	421 Chesterville Road	Electrical			\$ 100.00
19-058	Ethan Eckard	418 Chesterville Road	Pole Building	\$ 624.00		\$ 250.00
19-059	Brian Miller	206 Hawthorne Court	Electrical			\$ 100.00
				\$ 624.00	\$ -	\$ 700.00

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
19-048fra	Lori Spencer	114 Leopold Court	8/1/2019	Steel bonding
17-075fra	Wade & Karley Godfrey	128 Hess Mill Road	8/1/2019	Final
19-052fra	William & Heather Dolan	105 Stonegate Drive	8/6/2019	Rebar/Footing
18-085fra	Marc Dougherty	127 Leopold Court	8/6/2019	Final
18-065fra	Andy & Outi Papamarcos	117 Chambers Road	8/6/2019	Framing
18-036fra	Brandon/Lauren Rinehimer	3221 Appleton Road	8/6/2019	Final
19-010fra	Lauren Rinehimer	3221 Appleton Road	8/6/2019	Final
17-084fra	Brandon/Lauren Rinehimer	3221 Appleton Road	8/6/2019	Final
17-009fra	Solar City Corp	213 Conards Mill Road	8/6/2019	Final

BUILDING INSPECTIONS

Permit #	Applicant	At (Location)	Date of Inspection	Type of Inspection
19-052fra	William & Heather Dolan	105 Stonegate Drive	8/8/2019	Rough Plumbing /Bonding
19-013fra	Michael & Kristin Reisinger	201 Armitage Court	8/8/2019	Final
15-066fra	Isaac Rivera	528 Auburn Road	8/13/2019	Final
16-020fra	Jimmy Norman	421 Chesterville Road	8/13/2019	Final
19-057fra	Jimmy Norman	421 Chesterville Road	8/13/2019	Final
19-036fra	Bruce Bredes	100 Thompson Circle	8/13/2019	Final
19-001fra	Dan Shaw	15 Ways Run	8/13/2019	Re Final
18-035fra	John Lech	9 Wingate Drive	8/13/2019	Final
18-094fra	John Bradley	2 Ways Run	8/15/2019	Rough Combo
19-051fra	Tom Tison	307 Catherine Lane	8/15/2019	Footing
19-052fra	William & Heather Dolan	105 Stonegate Drive	8/15/2019	Electric Final
19-038fra	Tyler & Stephanie Shears	1 Birdhouse Lane	8/15/2019	Final on Pool
19-032fra	David & Carol Hoffman	464 Chesterville Road	8/15/2019	Electric Final
19-044fra	Cathy Abernethy	5 Crossan Court	8/20/2019	Final
19-023fra	Gabriel Frezzo/ Linda Greighton	676 South Guernsey Road	8/20/2019	Service
19-001fra	Dan Shaw	15 Ways Run	8/20/2019	Re-Re-Final
19-052fra	William & Heather Dolan	105 Stonegate Drive	8/20/2019	Infiltration bed
19-037fra	Graylin Worcester	9 Beechwood Drive	8/20/2019	Rough Combo
18-065fra	Andy & Outi Papamarcos	117 Chambers Road	8/22/2019	Insulation
19-049fra	Ellio & Tanya Dominick	325 John Hancock	8/22/2019	Bonding
19-049fra	Ellio & Tanya Dominick	325 John Hancock	8/22/2019	Electric Final
19-048fra	Lori Spencer	114 Leopold Court	8/27/2019	Deck Bonding
19-051fra	Tom Tison	307 Catherine Lane	8/27/2019	Rough Combo
19-056fra	Denis O'Flynn O'Brien	340 Gypsy Hill Road	8/27/2019	Footer
19-043fra	Greg Feld	1769 New London Road	8/27/2019	Final

ZONING SITE VISITS, INSPECTIONS:

3327 Appleton Road - A letter was issued August 1, 2018, requesting that the Historic structure be secured per the PA UCC. The owner has appealed this Notice of Violation to the UCC Board of Appeals. A court hearing was scheduled for August 30, 2018. At the hearing the MDJ gave the owner 30 days to secure and start improvements on the historical structure. If nothing has been done within 30 days, the owner will be subject to a fine. At the 30-day hearing the MDJ imposed a minor fine on three of the five violations. No orders were given to start or complete improvements/maintenance to the historic structure.

A NOV was issued November 14, 2018 and Non-Traffic Citations delivered to District Court December 4, 2018. The Owner has appealed the decision of the MDJ and a hearing is scheduled December 18, 2018 at the Court of Common Pleas. A continuance was filed at Common Pleas and the hearing is rescheduled on Feb. 12, 2019. A hearing is also scheduled at District Court on Feb. 21, 2019. An inspection for roof integrity was performed Jan. 24, 2019. The roof is not watertight and the owner was informed that repairs are required and another inspection shall be scheduled upon completion. A hearing was held at District court, Feb. 21, 2019. The DJ chose to hold his decision until after the hearing scheduled at county court March 12, 2019. **No further action.**

1620 New London Road – Utility trucks, which do not require a CDL, are being operated from the property. A letter was sent on August 28, 2018 to the owner as this type of operation is outside the scope of the conditional use approval. The owner is required to apply for a revision to the conditional use decision. A letter was issued October 31, 2018, requesting the applicant to apply for a USE and OCCUPANCY permit. A 2nd letter requesting application for a Use and Occupancy and site inspection by January 18, 2019 was issued December 20, 2018 or face possible fines. The application was received January 3, 2019. A Use and Occupancy inspection was performed Jan. 17, 2019. The owner has been informed of deficiencies and violations of the approved conditional use and has been notified to apply for a revised conditional use hearing. Application for a revised conditional use was submitted Feb. 21, 2019. Applicant has notified the township in writing that they have decided to revert the use of the property to a single “Use permitted by Right and included a zoning application to begin the process. A notice of violation was issued May 14, 2019 requesting compliance by May 30, 2019. A site visit was scheduled May 29, 2019, by Register Associates to meet and discuss site conditions. After receiving estimates for completing development of the property the applicant has notified the township that all commercial activities will cease and be removed from the property. The applicant has been notified that the property shall be in compliance by July 30, 2019. **The property was not brought into compliance as requested and a civil complaint has been entered at the District Court.**

7 Bullock Road – The noise levels from music and TV are high and in violation of the performance standards from the Zoning Ordinance. A letter is being sent to the owner to notify them of the violations.

6 Kathleen Drive – A Notice of Violation was sent for the vehicles being parked in the ROW. No response has been received at this time. A Notice of Violation is also being sent for the operation of a business without obtaining zoning approval.

If there are any questions concerning the monthly report, please do not hesitate to contact me.

Respectfully submitted,



Paul E. Labe, III
LTL Consultants, Ltd.
Franklin Township Zoning Officer

cc: Peter Eisenbrown, Township Engineer
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