

ZONING AND UNIFORM CONSTRUCTION CODE SERVICES

Monthly Report – April 1, 2017 through April 30, 2017:

The following permits / plans were reviewed and processed:

- 17-031 04/04/17 - Rt. 222 & Rt. 73 – Repairs to existing billboard for Lamar Advertising
- 17-032 04/05/17 - 104 Tamarack Blvd. – Shed for Matthew Seno
- 17-033 04/06/17 - 1161 Park Road – Addition for Giorgio Foods
- 17-034 04/06/17 - 313 Sofia Blvd. – Patio for Kyle Hawver
- 17-035 04/10/17 - 100 White Star Road – Replace loading dock for JH Glennon
- 17-036 04/11/17 - 200 White Birch Lane – Deck for Zach Lambert
- 17-037 04/11/17 - 200 Sandhurst Blvd. – Roof over patio for Joshua Bower
- 17-038 04/12/17 - 8381 Allentown Pike – Seasonal flower tent for Stephen Herr
- 17-039 04/12/17 - 965 Park Road – Seasonal flower tent for Don Miller
- 17-040 04/12/17 - 347 Cassidy Court – Replace deck and stairs for Samantha Dawson
- 17-041 04/12/17 - 167 West Wesner Road – Replace electric service – Jose Martinez
- 17-042 04/18/17 - 197 Longleaf Drive – Fence for Brett Novakovich
- 17-043 04/18/17 - 172 Sandhurst Blvd. – Shed for Bryan Badertscker
- 17-044 04/24/17 - 207 Blandon Meadows Parkway – Shed for Vicky Potteiger
- 17-045 04/25/17 - 348 Henry Drive – Shed for Francis Conley
- 17-046 04/26/17 - Lindbergh Avenue – New Single Family Dwelling for Prafull Doshi

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

- 04/03/17 - Prepared monthly report for March.
- 04/06/17 - Responded to questions from Rob Potts of HD Construction regarding zoning and building permit questions for possible construction of 4 unit apartment building at 534 Main Street.

**Township of Maiden Creek
Zoning and UCC Services
Great Valley Consultants – GVC #3026-007 and 3026-008**

05/08/17

- 04/06/17 - Responded to emails from Andrew Harakel regarding possible construction of new single family homes on properties at 534 Main Street and on vacant lot on Lindbergh Avenue.
- 04/07/17 - Responded to emails from Andrew Harakel regarding zoning / setback questions on vacant lot on Lindbergh Avenue.
- 04/11/17 - Discussion with William Heeres of Century 21 regarding rental inspection program in Township.
- 04/11/17 - Discussion with Ed Lilman regarding inspections for decks at 115 Grove Road.
- 04/13/17 - Discussion with Marshall Boyer regarding permits for retaining wall in rear yard at 66 Timothy Leo Court.
- 04/17/17 - Responded to questions from Rob Potts of HD Construction regarding zoning and building permit questions for possible construction of duplex units at 534 Main Street.
- 04/18/17 - Discussion with Sharon Smith regarding inspection of repair of roof from storm damage.
- 04/18/17 - Discussion with David Brown regarding scheduling of electrical inspection.
- 04/18/17 - Discussion with Troy Collinge regarding requirements for driveway expansion and permits.
- 04/21/17 - Discussion with Nicole of Linear Settlement regarding resale inspections in Township.
- 04/21/17 - Discussion with Sheena of Allstate Insurance regarding requirement for Ice & Water Shield during roof replacements.
- 04/24/17 - Discussion with Deb Conley regarding permits for shed replacement on property on Henry Drive.
- 04/24/17 - Reviewed information provided for zoning permit for 8834 Allentown Pike with F. Pomrunk.
- 04/26/17 - Discussion with Andrew Harakel regarding zoning setbacks for single family home on vacant lot on Lindbergh Avenue.
- 04/26/17 - Discussion with owner of 108 Lindbergh Avenue regarding setbacks for a shed.
- 04/26/17 - Discussion with D. Hollenbach regarding issue with clogged sanitary lateral at Dollar General on Park Road.
- 04/27/17 - Discussion with Paul Groh regarding permits for proposed patio slab.
- 04/27/17 - Discussion with Chuck from Install America regarding inspections at 347 Cassidy Court.
- 04/28/17 - Discussion with Steven Saurers of Discovery Homes regarding requirements for plans for new single family home and a stormwater management plan.

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05/08/17

The following UCC inspections were performed:

- 04/05/17 - 850 Golden Drive – Suite 12 – Final building and accessibility inspections for Rita’s Water Ice – PASSED
- 04/06/17 - 220 Sofia Blvd – Lot 24 – Framing and rough plumbing, rough mechanical and rough electric inspections - PASSED
- 04/07/17 - 320 Sofia Blvd. – Lot 17 – Sidewalk pre-pour inspection – PASSED
- 04/07/17 - 8468 Allentown Pike – Site visit regarding issue with sewer lateral.
- 04/07/17 - 142 Koller Road – Final inspection for deck – PASSED
- 04/10/17 - 220 Sofia Blvd. – Lot 24 – Energy inspection – PASSED
- 04/10/17 - 308 Cassidy Court – Framing inspection - PASSED
- 04/13/17 - 202 Cornerstone Drive – Final for electric service – PASSED
- 04/13/17 - 220 Sofia Blvd. – Lot 24 – Wallboard inspection – FAILED
- 04/13/17 - 536 Walnut Tree Drive – Footing inspection for in-ground pool – PASSED
- 04/13/17 - 1182 Pleasant Hill Road – Final inspections for detached garage – PASSED
- 04/17/17 - 220 Sofia Blvd. – Lot 24 – Wallboard re-inspection – PASSED
- 04/20/17 - 200 Sandhurst Blvd. – Footing inspection – PASSED
- 04/20/17 - 115 Grove Road – Final inspection of deck / porch replacement – FAILED
- 04/21/17 - 127 Main Street – Final building and electrical inspection – PASSED
- 04/21/17 - 536 Walnut Tree Drive – Electrical bonding inspection for in-ground pool – PASSED
- 04/24/17 - 872 Park Road – Footing inspection for wall – PASSED
- 04/25/17 - 216 Sofia Blvd. – Lot 25 – Rough plumbing inspection – PASSED
- 04/25/17 - 872 Park Road – Wall pre-pour / reinforcing inspection – PASSED
- 04/26/17 - 132 Excelsior Drive – Site meeting regarding new pole buildings.
- 04/26/17 - 167 West Wesner Road – Final for electric service - PASSED
- 04/26/17 - 8472 Allentown Pike – Site visit regarding issue with sewer lateral for Dollar General.
- 04/27/17 - 347 Cassidy Court – Partial footing inspection for deck – PASSED
- 04/27/17 - 872 Park Road – Footing inspection – PASSED
- 04/27/17 - 100 Anna Avenue – Final building inspection for tenant fitout – PASSED
- 04/27/17 - 872 Park Road – Interior footing inspection – PASSED
- 04/28/17 - 347 Cassidy Court – partial footing inspection – PASSED
- 04/28/17 - 92 Via Dolorosa Drive – Framing inspection - PASSED

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

- 04/04/17 - Discussion with D. Hollenbach regarding zoning determination letter on existing manufactured house as second residence on 185 West Wesner Road.
- 04/04/17 - 115 Grove Road – Site visit to review issues with debris from deck removal placed and left in front yard.
- 04/04/17 - 934 Maiden Creek Road – Site visit regarding complaint.
- 04/04/17 - 332 Cassidy Court – Site visit regarding complaint.
- 04/04/17 - 101 West Wesner Road – Site visit regarding complaint.
- 04/05/17 - Prepared and issued NOV letter regarding property maintenance issues at 101 West Wesner Road.
- 04/05/17 - Prepared and issues NOV letter regarding abandoned vehicle at 332 Cassidy Court.
- 04/07/17 - 451 Schaffer Road – Site visit regarding complaint. Prepared and issued NOV letter regarding zoning issues.
- 04/13/17 - Prepared and issued permit denial and zoning determination letter regarding repairs or replacement of existing manufactured home at 185 West Wesner Road.
- 04/13/17 - 424 Golden Drive – Site visit regarding complaint.
- 04/20/17 - 431 West Wesner Road – Site visit regarding complaint. Prepared and issued NOV letter regarding property maintenance issues.
- 04/21/17 - 163 Cornerstone Drive – Site visit regarding complaint.
- 04/24/17 - 101 West Wesner Road – Site visit to review status of NOV issues.
- 04/25/17 - 163 Cornerstone Drive - Prepared and issued NOV letter regarding property maintenance issues.
- 04/25/17 - 101 West Wesner Road – Prepared and issued second NOV letter regarding property maintenance issues.
- 04/27/17 - 216 Holiday Lane – Site visit regarding complaint.