



GREENE TOWNSHIP BOARD OF SUPERVISORS

1145 Garver Lane

Chambersburg, Pennsylvania 17202

Telephone: Supervisors 717-263-9160 Zoning 717-263-4990 • Fax: 717-263-6427

E-mail: greene@greentwp.us • Website: www.twp.greene.franklin.pa.us

SUPERVISORS

TODD E. BURNS

TRAVIS L. BROOKENS

SHAWN M. CORWELL

Lindsay N. Loncy, *Treasurer*

Kurt E. Williams, *Solicitor*

Daniel R. Bachman, *Zoning Officer*

Gregory P. Lambert, P.E., *Engineer*

January 7, 2025

Mr. Evan Foster
2605 Maitland Center Parkway, Suite C
Maitland, FL 32751

Dear Mr. Foster:

I am in receipt of your Open Records Request dated December 27, 2024 requesting information for a property located at 28 Romance Lane, Chambersburg, PA. Please be advised that Greene Township does not have record of any open code violations at the above listed address. However, since Greene Township does not provide periodic inspections for zoning compliance, the fact that the Township is not aware of a zoning violation is no assurance that a zoning violation does not exist; there is one (1) Land Use Permit / Building permit that was applied for on May 27, 2007 to construct the building, but we have no other records of permits on file. I am unaware of any special assessments for this property, however, you may want to contact either the homeowners association or the tax office for this information. The public sewer for this area is provided by the Greene Township Municipal Authority (717) 263-5324. The public water service for this area is provided by the Guilford Water Authority (717) 263-2813. You will need to contact their offices for any unpaid balances, as we do not have access to those records

Any questions, feel free to email or call me.

Sincerely,

Gina Griffith
Open Records Officer



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PENNSYLVANIA OFFICE OF OPEN RECORDS

STANDARD RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: 12/27/2024

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL FAX IN-PERSON

NAME OF REQUESTOR: Evan Foster

STREET ADDRESS: 2605 Maitland Center Parkway, Suite C

CITY/STATE/COUNTY (Required): Maitland, FL 32751

TELEPHONE (Optional): (302) 261-9069

RECORDS REQUESTED:

**Provide as much specific detail as possible so the agency can identify the information.*

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Address: 28 ROMANCE LANE, CHAMBERSBURG PA 17202 // Parcel: 09-0C19.-503.-000000

DO YOU WANT COPIES? YES NO

DO YOU WANT TO INSPECT THE RECORDS? YES NO

DO YOU WANT CERTIFIED COPIES OF RECORDS? YES NO

GREENE TOWNSHIP USE

RIGHT TO KNOW OFFICER: *Cara Griffin*

DATE RECEIVED BY THE AGENCY: 12/30/24

AGENCY FIVE (5)-DAY RESPONSE DUE: 1/8/25

APPLICATION FOR LAND USE PERMIT

GREENE TOWNSHIP, FRANKLIN COUNTY, PENNSYLVANIA
1145 GARVER LANE, P.O. BOX 215 SCOTLAND, PA 17254-0215

The undersigned hereby applies for a Land Use Permit to build, erect or remodel a structure in Greene Township. The proposed construction will be as detailed below and in accord with the more detailed plan attached, where applicable. Application for a construction Permit will not be accepted until a Land Use Permit is issued by the Township. Upon completion of the project in accord with all applicable codes, and application by the undersigned, Greene Township will issue a Land Use Occupancy Permit. The structure may not be occupied or used in any way until issuance of a Land Use Occupancy Permit. No Land Use Occupancy Permit shall be granted without a Construction Occupancy Permit, when required, and verification from the Department of Environmental Protection or the Greene Township Sewage Enforcement Officer approving the method of liquid waste disposal.

PERMITS VALID FOR EIGHTEEN (18) MONTHS IF WORK IS STARTED WITHIN THREE (3) MONTHS OF ISSUE DATE

LAND USE PERMIT NO: 07-263 Lot 19

1. Name and address of owner: Dan Ryan Builders
1829 Howell Rd, Hagerstown, MD 21740 Telephone: (240) 420-6040
2. Previous landowner if owned less than 2 years:
3. Name and address of builder: Same
4. Location: 28 Romance Ln, Chambersburg Subdivision Name: White Church
5. Lot type: Corner Through Interior
6. Lot size: Front 45' Rear 72' Left side depth 167' Right side depth 93'
7. If any Signs to be erected: Size: N/A Height:
8. Brief description of proposed work: 2sty Duplex 2 car garage, Morn Rm, fin bsmt Elev #1
9. Size of proposed structure: 40' X 58' Arway
10. Height: Feet Max 32 or Number of Stories 2
11. Construction value of structure: \$134,000
12. Building use: Commercial Residential Fam Use Other
13. If Mobile home, answer following: Titleholder's name and address
14. Basement? Full 1/2 1/4 Crawl space only On concrete slab
Finished Basement NO Other
15. Number of rooms in house 7
16. Number of baths 2
17. Exterior walls materials: Siding w/ Stone Front
18. Interior walls materials: Drywall Plastered Paneling Other
19. Central air conditioning: Yes No
20. Kind of heat: Forced hot air Steam Electric radiant (ceiling)
Electric Baseboard Hotwater Baseboard Other
21. Number of Fireplaces:
22. Water System: Centralized On-Lot Well Other
23. Sewage System: Centralized On-Lot System Other
24. Use this space for any other details:

Applicant must notify the Township when building foundation or structure is laid off or staked out and PRIOR to beginning any excavation or construction.

Signature of Applicant: Linda Lowt, Agent (304) 724-5540
Date of Application: 05/27/07

TO BE COMPLETED BY GREENE TOWNSHIP

1. Fee Received: \$271.00 PCL Amount (from Line 11 above): \$134,000.00
2. Zoning District where located: R-1
3. Permit inspected and granted - Date: 6-5-07
4. Permit inspected and denied - Date:
5. If denied - state reasons for denial: /
6. Permit effective date: 6-5-07 Permit expiration date: 12-5-08
7. Assessors Map Number:
8. Setback distances of structure: Front: OVER 30' Rear: OVER 30'
Left side: AGA INST Right side: OVER 30'

LAND USE PERMIT CHECKLIST

1. The proposed project complies with the Greene Township Code of Ordinances: Yes: No:
2. The proposed project will require field inspection by the Greene Township Zoning Office: Yes: No:



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Scotland, Pennsylvania 17254-0215

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SUPERVISORS

CHARLES D. JAMISON, JR.
GLENN O. SHETTER
TODD E. BURNS

Diann E. Weller, *Sec./Treas.*
Welton J. Fischer, *Solicitor*
Travis L. Brookens, *Zoning Officer*
Daniel R. Bachman, *Asst. Zoning Officer*

CERTIFICATE OF OCCUPANCY

CERTIFICATE NUMBER: 07-114 DATE: November 21, 2007

LOT #: 19

ADDRESS: 28 Romance Lane
Chambersburg, PA 17202

LAND USE PERMIT #: 07-263

DATE ISSUED: 6/5/07

OTHER APPLICABLE APPROVALS: This certifies that the building or structure at the above specified location conforms to the approved plans and building permit(s) on file in the Township office and complies with the requirements of the Greene Township Zoning Ordinance and Subdivision Ordinance.

This Certificate of Occupancy is issued to:

NAME: Dan Ryan Builders

MAILING ADDRESS: 1829 Howell Road
Hagerstown, MD 21740

PHONE: (240) 420-6040

APPROVED: 
Daniel Bachman, Assistant Zoning Officer

DATE: November 21, 2007

Greene Township
BUILDING PERMIT

PERMIT NUMBER 2007-FR914R

PERMIT DATE 6/20/2007 **PERMIT EXPIRATION DATE** 6/19/2008

OWNER Dan Ryan Builders

PROJECT ADDRESS 28 Romance Ln. Chambersburg

PROJECT MUNICIPALITY Greene Township

PROJECT COUNTY Franklin County

USE GROUP R3 **CONSTRUCTION TYPE** 5B

APPLICABLE CODE-YEAR IRC 2006

THIS IS A PERMIT TO:

2 story duplex with 2 car garage

A permit to 2 story duplex with 2 car garage at 28 Romance Ln. Chambersburg has been granted according to the Municipal Building Code of Greene Township. This Permit has been granted to Dan Ryan Builders under the condition that work on this project shall conform to the Municipal Building Code of Greene Township, the Pennsylvania Uniform Construction Code (IRC 2006 edition), the submitted and approved Construction Documents, and any other applicable laws and regulations.

The property owner, Dan Ryan Builders, agrees by acceptance of this permit that the owner shall bear responsibility for compliance with the applicable laws, regulations, and codes.

Furthermore the owner Dan Ryan Builders shall be responsible for insuring that all required inspections are scheduled and performed and that right of entry, for inspection purposes, shall be granted to the appropriate Code inspection and enforcement authorities. Access shall be granted during normal business hours in accordance with the Pennsylvania Uniform Construction Code.

I have read this Permit, the inspection check list, and any notes or addendums on or attached to the Permit and/or Submitted Construction Documents. I understand the obligations, as well as the privileges granted by this permit and agree, by adding my signature, that the work shall be performed in accordance with applicable Codes.

6/20/2007

Building Code Official or Authorized Agent

Date

Owner or Authorized Agent

Date

Permit Is Not Valid Until Signed

Residential

Commonwealth Code Inspection Service, Inc.
1102 Sheller Avenue, Suite B
Chambersburg, PA 17201

BUILDING PERMIT – CERTIFICATE OF FINAL INSPECTION

Building Permit # 2007-FR914R

Final Date: November 16, 2007

2006 International Residential Code

Dan Ryan Builders
OWNER
Dan Ryan Builders
APPLICANT

To Use: Single Family Dwelling

At: 28 Romance Lane, Chambersburg, PA 17201

The issuance of Certificate of Final Inspection shall not prevent CCIS or any authorized representative from requiring the correction of any non-conforming or dangerous or other unsafe condition that is discovered after issuance of a Certificate of Final Inspection.

Special Stipulations Reminder: Smoke detectors batteries should be changed semi-annually.


Building Code Official

November 16, 2007
Date

Franklin County

Greene Township

CERTIFICATE OF USE AND OCCUPANCY

Issued to: Dan Ryan Builders

Applicant: Dan Ryan Builders

Applicant's Address: 60 Thomas Johnson Drive, Frederick, MD 21702

Date of Final: November 16, 2007

Applicable Code: 2006 IRC

Building Permit No: 2007-FR914R

Use and Occupancy Type: R-3

Type of Construction: 5-B

Design Occupant Load: Single Family Dwelling

Location: 28 Romance Lane, Chambersburg, PA 17201

For the purpose of: Single Family Dwelling

This certificate is issued for that portion of the property described as follows: 28 Romance Lane, Chambersburg, PA 17201

The following special stipulations and conditions apply: Maintain all life safety equipment.
An automatic sprinkler system is not provided.
An automatic sprinkler system is not required.


This is to certify that the portion of the building or structure for which permit was applied for has been inspected and found in compliance with the Uniform Construction Code, and the various Codes of the Municipality in Pennsylvania and the stated occupancy and use thereof is hereby authorized.

Any changes in the use and occupancy specified in the original application without approval of the proper CCIS officials will automatically render this Certificate null and void. The building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any provision of this code.

Please contact the municipality to verify the final inspection has been completed by the municipality. Please do NOT occupy the structure without contacting the municipality and complying with their ordinances.



Building Code Official Certification # 0656



Date

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

APPLICANT INSTRUCTIONS: For all applications, complete Parts 1, 2, 3, 4 and 5 of this form. If electrical work, complete also Part 6. If plumbing work, complete also Part 7. If mechanical work, complete also Part 8. For other permits, complete also Part 9. Site Plan (Part 10) is to be shown on Page 4 or attached hereto. Parts 11-18 (Pages 5 and 6) are for department use only.

JUN 14 2007
B1... CCIS

App. Date / /	Type Permit <input checked="" type="checkbox"/> Building (B)	<input type="checkbox"/> Electrical (E)	<input type="checkbox"/> Plumbing (P)	<input type="checkbox"/> Mechanical (M)	<input type="checkbox"/> Other (O) (See Item 9)	07-263	Is Owner Applicant? (Y/N) yes
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1. PROPERTY INFORMATION

Street Address 28 Romance Ln Chambersburg, PA	Apt.	Zip 17201	Parcel Number	Zoning
Subdivision White Church	Lot Number 19	Parcel Type <input checked="" type="checkbox"/> Residential (R) <input type="checkbox"/> Commercial (C)	<input type="checkbox"/> Industrial (I)	<input type="checkbox"/> Other (O)

2. OWNER INFORMATION

First Name	Last name or Business Name Dan Ryan Builders	Phone (240) 420-6040
Street Address 1829 Howell Road, Suite 4	City Hagerstown	State Zip MD 21740

3. CONTRACTORS INFORMATION

	NAME OF CONTRACTOR <small>LAST NAME FIRST NAME</small>	ST. ADDRESS	CITY, ST.	LICENSE NO.
Applicant (not owner)				
Architect / Engineer				
General Contractor	Dan Ryan Builders,	Hagerstown,	MD	
Excavation				
Concrete				
Carpentry				
Electrical				
Plumbing				
Sewer				
Mechanical				
Roofing				
Masonry				
Drywall or Lathing				
Sprinkler				
Paving				
Fire Alarm				

4. CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Ronda Lowry, Agent - 1022	P.O. Box Harpers Ferry, WV 25425	(304) 724-5540
SIGNATURE OF APPLICANT	ADDRESS	PHONE NO.
Ron Morris, Prod. Manager w/ Dan Ryan Builders		(240) 420-6040
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		PHONE NO.

No. 0001-22914K Street

5. BUILDING PERMIT APPLICATION

For Dept. Use Only Request Plan No. Assignment (Y/N)	Plan Number	PROPOSED USE: ASSEMBLY <input type="checkbox"/> THEATRE (1) <input type="checkbox"/> NIGHT CLUB (2) <input type="checkbox"/> RESTAURANT (3) <input type="checkbox"/> CHURCH (4) <input type="checkbox"/> OTHER ASSEMBLY (5) <input type="checkbox"/> BUSINESS (6) EDUCATIONAL <input type="checkbox"/> (GRADES 1-12) (7) <input type="checkbox"/> DAY CARE FACILITY (8) FACTORY <input type="checkbox"/> MODERATE HAZARD (9) <input type="checkbox"/> LOW HAZARD (10) <input type="checkbox"/> HIGH HAZARD (11)	INSTITUTIONAL <input type="checkbox"/> GROUP HOME (12) <input type="checkbox"/> HOSPITAL (13) <input type="checkbox"/> JAIL (14) <input type="checkbox"/> MERCANTILE (15) RESIDENTIAL <input type="checkbox"/> HOTEL, MOTEL (16) <input type="checkbox"/> MULTI-FAMILY (17) <input type="checkbox"/> BOCA TWO FAMILY (18) <input type="checkbox"/> CABO TWO FAMILY (19) <input type="checkbox"/> BOCA SINGLE FAMILY (20) <input type="checkbox"/> CABO SINGLE FAMILY (21) STORAGE <input type="checkbox"/> MODERATE HAZARD (22) <input type="checkbox"/> LOW HAZARD (23)	<input type="checkbox"/> OTHER (24) PARKING GARAGE CARPORT MOTOR FUEL SERV. REPAIR GARAGE PUBLIC UTILITY HPM
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Structural (check that applicable) Frame <input type="checkbox"/> Steel (1) <input type="checkbox"/> Concrete (3) <input type="checkbox"/> Other (5), Identify: _____ <input type="checkbox"/> Masonry (2) <input checked="" type="checkbox"/> Wood (4)	Exterior (Check those applicable) Walls <input type="checkbox"/> Steel (1) <input type="checkbox"/> Concrete (3) <input type="checkbox"/> Other (5), Identify: _____ <input type="checkbox"/> Masonry (2) <input checked="" type="checkbox"/> Wood (4)
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Are any structural assemblies fabricated off-site? Yes No

Street Frontage (Feet)	Stories (Number)	Lot Area (Sq. feet)
30'	2	0.3094
Front Setback (Feet)	Bed Rooms (Number)	Building Area (Sq. feet)
59'	3	
Rear Setback (Feet)	Full Baths (Number)	Parking Area (Sq. feet)
59'	3	
Left Setback (Feet)	Partial Baths (Number)	Living Area (Sq. feet)
0	1	1920 SF
Right Setback (Feet)	Garages (Number)	Basement Area (Sq. feet)
44'	1	Fin: 1,182 SF / Unfin: 938 SF
Height Above Grade (Feet)	Windows (Number)	Garage Area (Sq. feet)
Max 35'	See Plans	400 SF
New Residential Units (Number)	Fireplaces (Number)	Office/Sales (Sq. feet)
1	Direct Vent Gas	Porch 48 SF
Existing Residential Units (Number)	Enclosed Parking (Number)	Service (Sq. feet)
0	2	
Elevators / Escalator (Number)	Outside Parking (Number)	Manufacturing (Sq. feet)
1	2	
Est. When Permit Issued	Est. Finish	Building Est. Value \$
	Approx 6 mbs	264,000

6. ELECTRICAL PERMIT APPLICATION

Electrical Work Yes No

Total Service: 200 AMPS	Number of Circuits: 2 WIRE 3 WIRE 4 WIRE	Number of Service Outlets: 110V 220V
POWER DEVICES	No. OUTPUT/LOAD	POWER DEVICES
1		7
2		8
3		9
4		10
5		
6		Total Number of Motors
Utility Service Revisions:		
Est. Start	Est. Finish	Electrical Work Est. Value \$

