



LOWER FREDERICK TOWNSHIP

53 Spring Mount Road • Schwenksville, PA 19473

Phone: 610-287-8857 • Fax: 610-287-2540

January 27, 2025

Owner(s) of Record

Denise Thomas
25 Aspen Way
Schwenksville, PA 19473

Description of Real Estate

25 Aspen Way
Schwenksville, PA 19473
Parcel Number: 38-00-00001-47-4

Dear Property Owner(s):

It has come to the attention of the Township that there is a dangerous condition on your property. The rear deck was removed from the property leaving an egress to nowhere, creating a dangerous condition, see attached photos for reference. Please take the time to address your property's maintenance issues within (15) business days of receiving this notice. If compliance is not met within (15) business days, we will send formal **notice of violation**.

Barry Isett & Associates (BIA) is the appointed Code Enforcement Officer for Lower Frederick Township. On January 16, 2025, BIA conducted a non-intrusive inspection of the premises located at the above-referenced address due to a complaint filed with Lower Frederick Township. The above-referenced property is in violation of the following sections of the (2009) **International Property Maintenance Code (IPMC)** and/or other Township Ordinances as follows:


IPMC Section 108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that have any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.

COPY

Thank you in advance for your attention to this matter. If you have any questions, please contact me directly at [REDACTED] or at Vblack@barrylsett.com.

Sincerely

A handwritten signature in black ink, appearing to read 'V. Black'.

Vinny Black, CZO
Building Inspector, Barry Isett & Associates, Inc.
Lower Frederick Township Code Enforcement Officer

