



# BENSALEM TOWNSHIP

Building and Planning Department  
2400 Byberry Road • Bensalem PA 19020  
215-633-3644 • FAX 215-633-3653

**Exhibit Z-4**

## Zoning Hearing Board

**Appeal Number:** \_\_\_\_\_

### Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

**Check applicable item(s):**

- Certification of Non-Conforming Use
- Application for Validity Challenge
- Administrative Officer in refusing my application for a building permit dated: \_\_\_\_\_
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

**Appellant Name:** Rodger and Charlene Walton

**Address:** 1725 Hope Ave  
Bensalem, Pa 19020

**Phone No.** [REDACTED]

**Owner's Name:** Rodger and Charlene Walton

**Address:** same

**Phone No.** \_\_\_\_\_

**Attorney Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone No.** \_\_\_\_\_

**Interest of appellant, if not owners (agent, lessee, etc.):** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**1. Application relates to the following:**

**Check items if applicable:**

- |   |  |
|---|--|
| <input type="checkbox"/> Use  | <input type="checkbox"/> Lot Area          |
| <input type="checkbox"/> Height   | <input checked="" type="checkbox"/> Yards  |
| <input type="checkbox"/> Existing Building  | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy  |  |
| <input checked="" type="checkbox"/> Other: (describe) <u>Variance for side set back</u> |  |

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**2. Brief description of Real Estate affected:**

Tax Parcel Number: 02-030-067

Location: 1725 Hope Ave.

Lot Size: 75' x 142.85'

Present Use: Single family residence

Proposed Use: Same

Present Zoning Classification: R-2

Present Improvement upon Land: House, shed

Deed recorded at Doylestown in Deed Book 1595 Page 269

**3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.**

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**4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:**

Date Determination was made: \_\_\_\_\_

Your statement of alleged error of Zoning Administrative Office: \_\_\_\_\_

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5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

Section 232- 167 (e) 2a

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Allow a variance for a side yard setback. We wish to add on to an existing first floor bedroom, to allow a master suite to be built directly off the back of the existing house. This first floor master is to be used for an aging parent, who can not live alone

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

This parent recently lost her husband. She is afraid living alone where she currently resides. This parent wishes to remain in Bensalem since she has resided here for more than 50 years

, and her church and senior activities are all in this township

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

YES  NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

  
Appellant's or Owner's Signature

 9/2/14  
Date

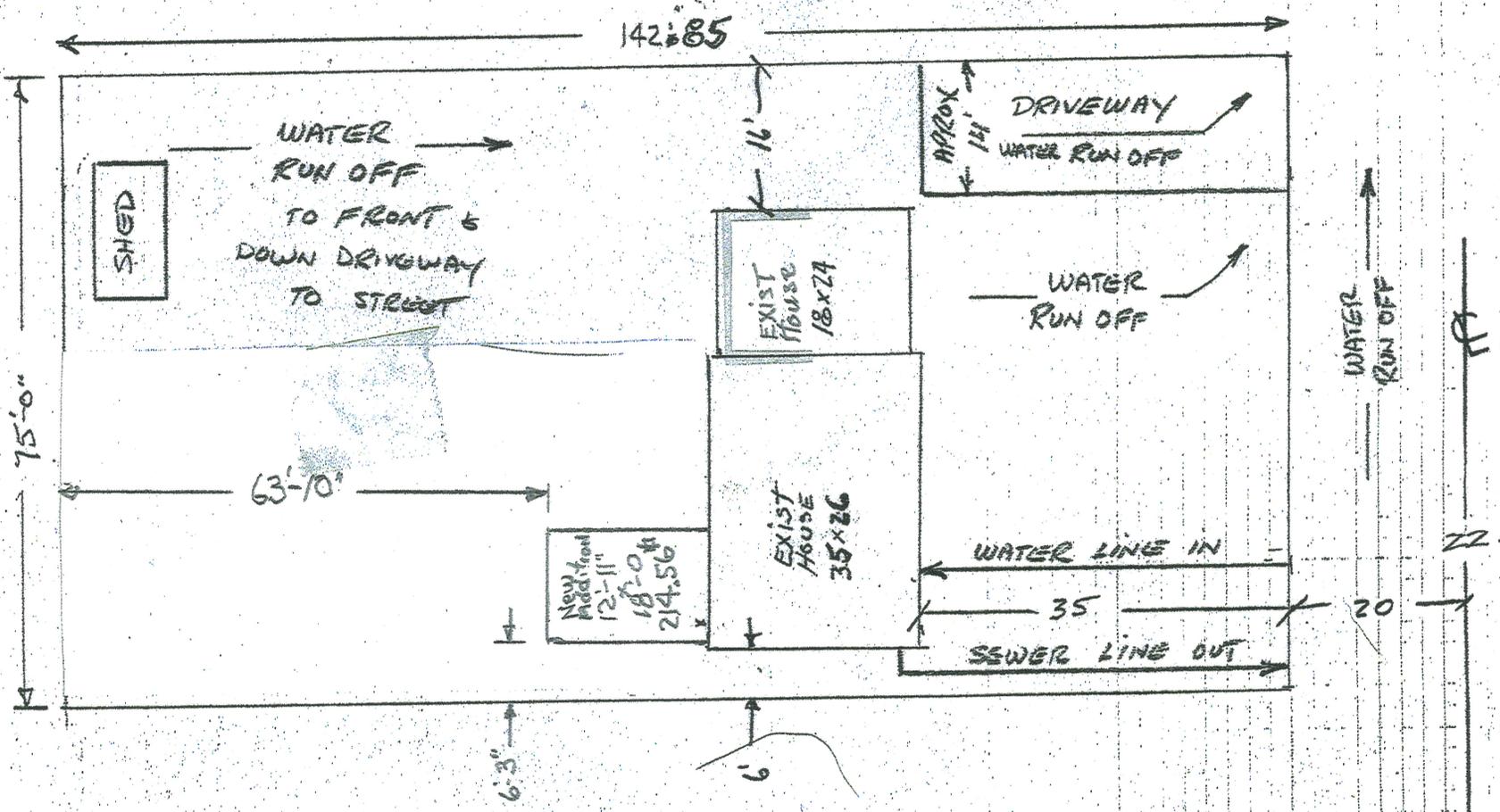
Sworn to and subscribed before me this

02 day of September 2002 2014

Notary Public   
My commission expires: 9/26/15

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
BRUCE LACHOWICZ, Notary Public  
Bensalem Twp., Bucks County  
My Commission Expires October 26, 2015

Sheet  
Sheet



Plot Plan.

Rodger C. Walton Jr.  
1725 Hope Ave  
Bensalem, Pa. 1902

7-21-14



# BENSALEM TOWNSHIP

*Building and Planning Department*

Office 215-633-3644 • Fax 215-633-3753

Matthew K. Takita

*Director of Building and Planning*

2400 Byberry Road • Bensalem, PA 19020

August 15, 2014

Rodger Walton  
1725 Hope Ave  
Bensalem, PA 19020

<b>Project:</b>	ADDITION
<b>Project Address:</b>	1725 Hope Ave Bensalem, PA 19020
<b>Tax Parcel:</b>	02-030-067
<b>Property Owner:</b>	Same as addressed
<b>Permit Status:</b>	Application Denied

## Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING, [Section 232-167(e)2a]. The attached sheets show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

- Layout - Document and comments with connector lines on single pages
- Font Size - Large font size
- Include - all comments
- Clear - the checkbox to NOT include pages containing no comments

It is possible that upon receipt of the revised plans, additional items for compliance may be required. This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

  
Matthew K. Takita, A.I.A., M.C.P.  
Director of Building and Planning

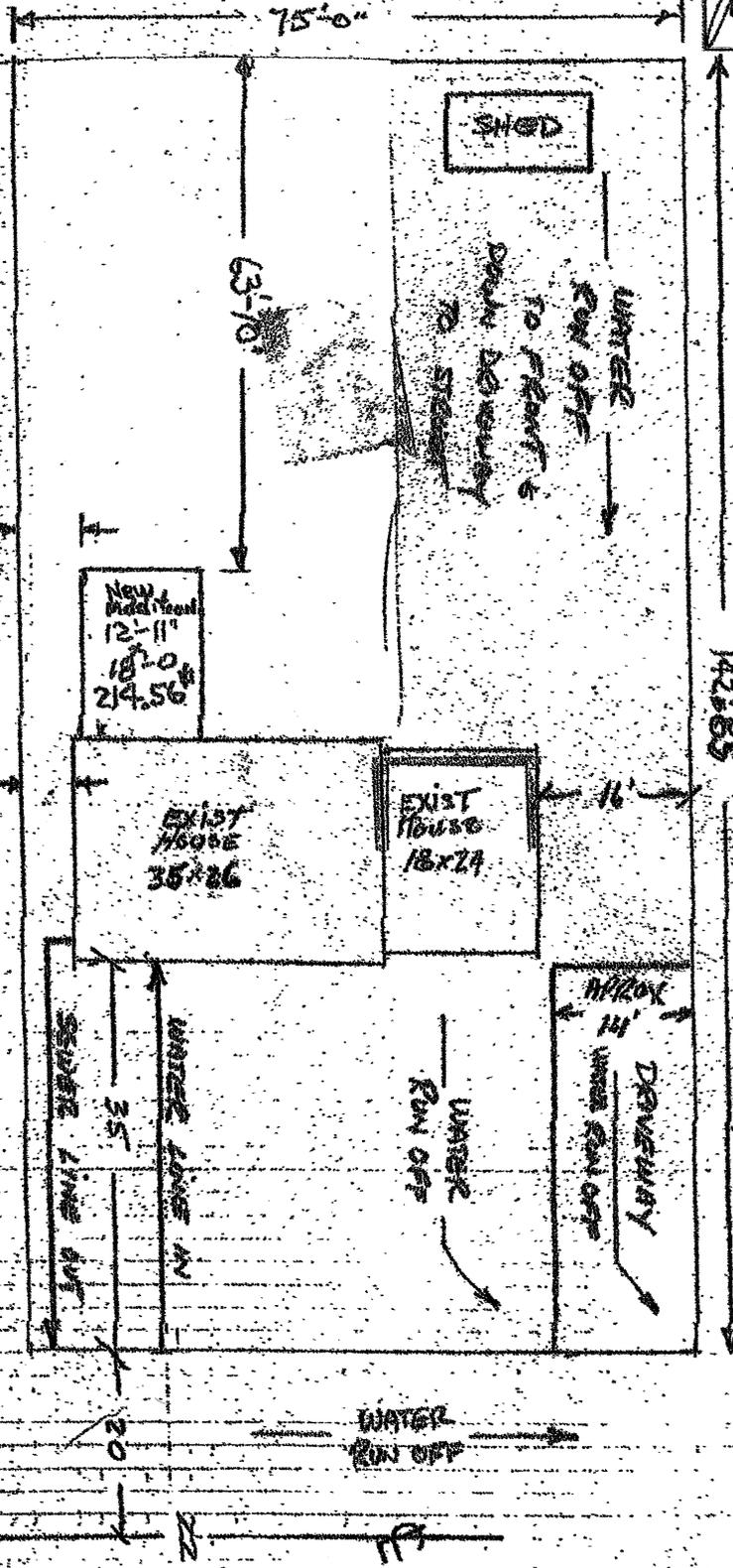
  
Email address

HWG/lva  
Enclosures

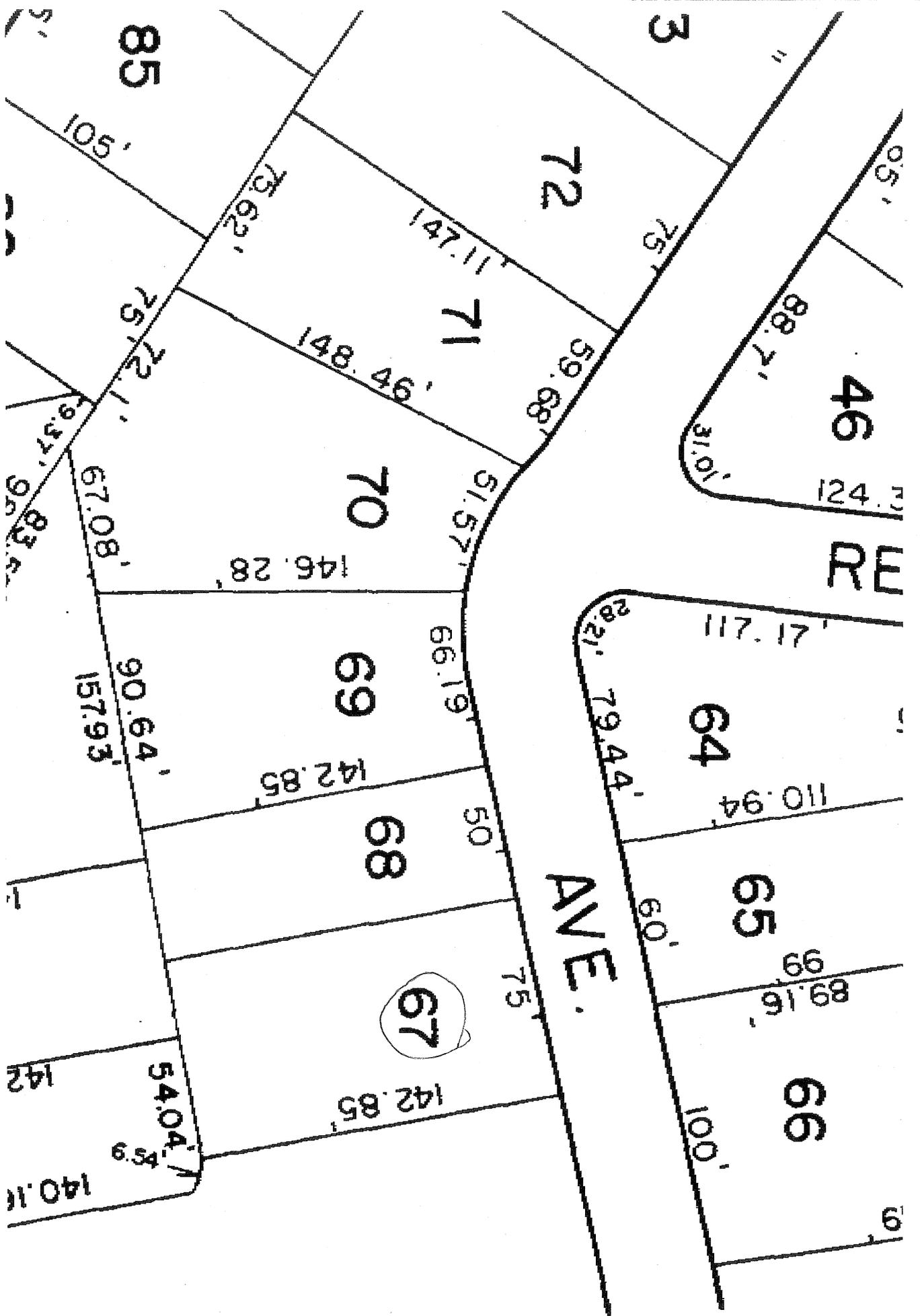
7-21-14

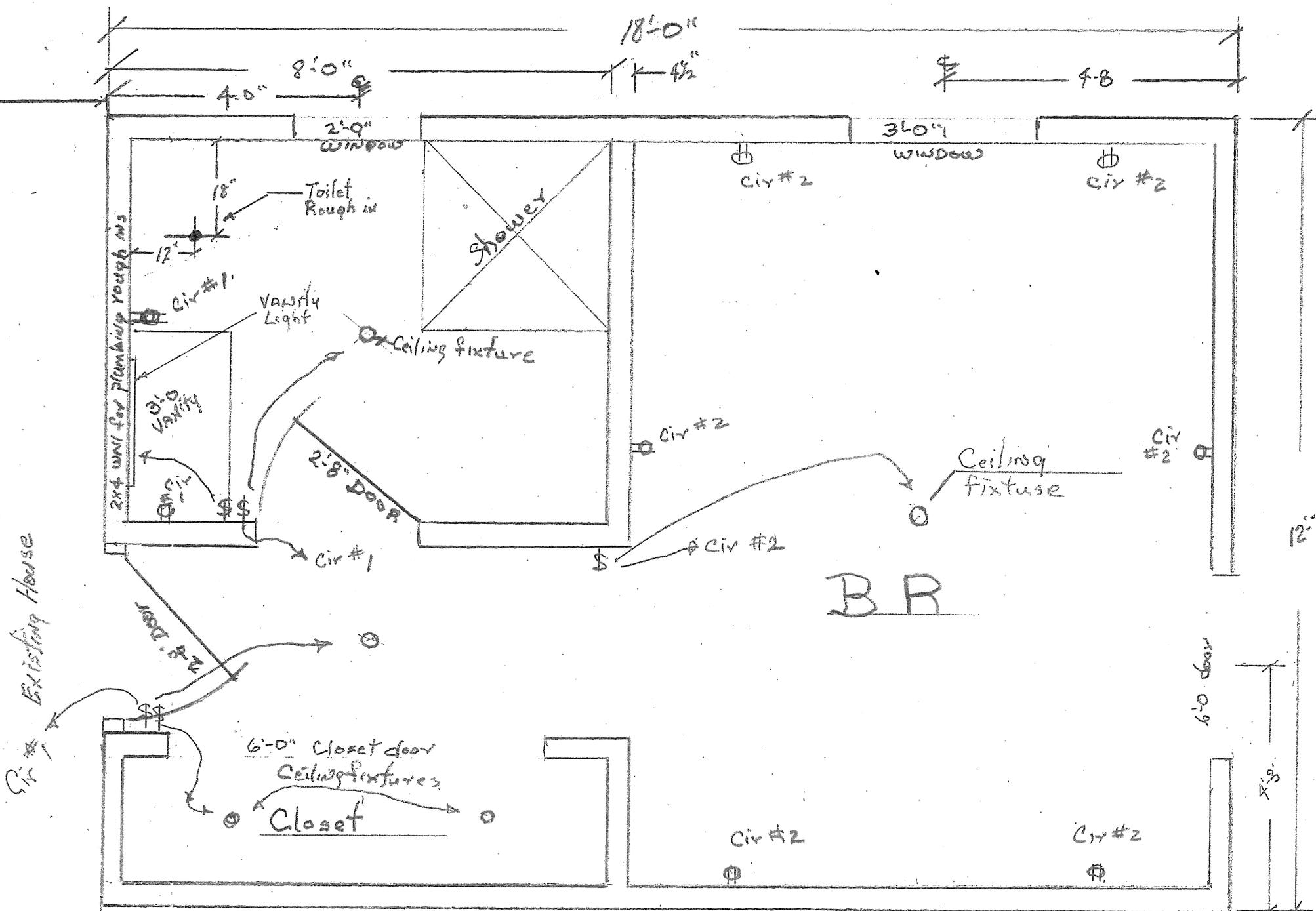
P.L.F. Plan

Rodger C. Walton Jr.  
1728 Hope Ave  
Bensalem Pa. 1902



THE PROPOSED ADDITION HAS A SIDE YARD SETBACK OF 6'-3" WHICH IS LESS THAN THE REQUIRED 9'. 232-167 (e) 2a

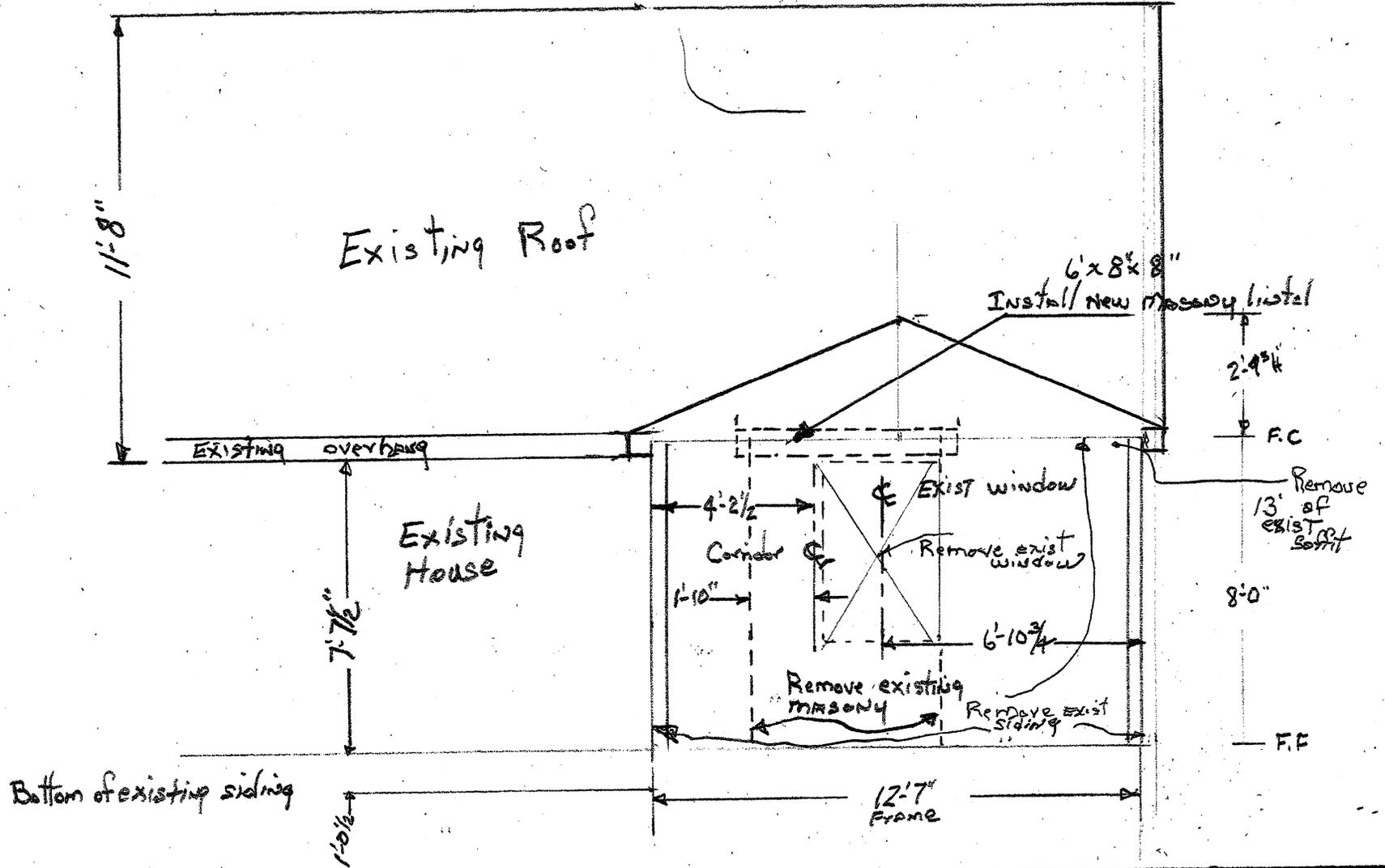




# Electrical Layout

1/2" = 1'-0"

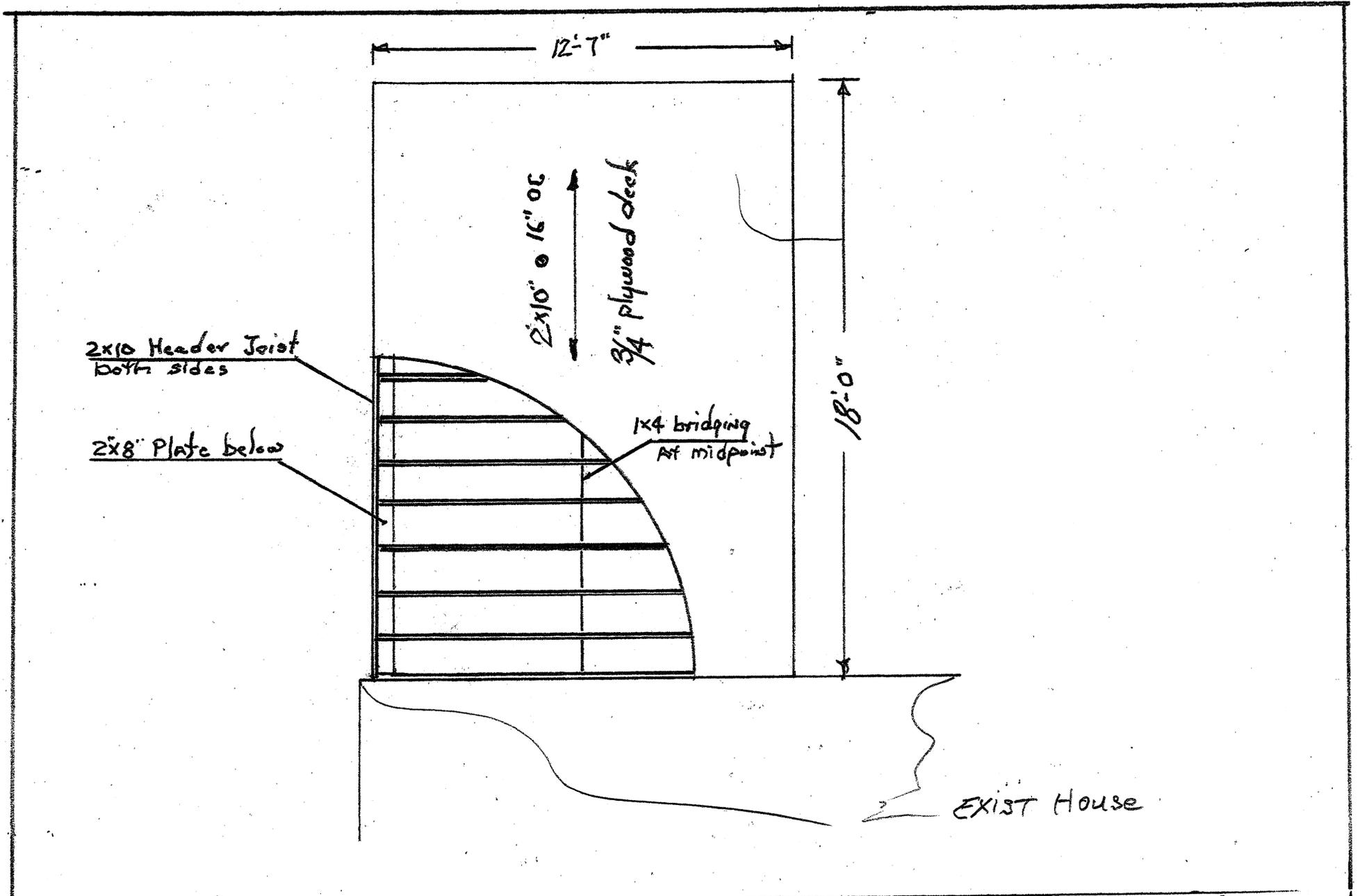
Exterior View



Demolition Plan

Rodger C. Walton Jr.  
1725 Hope Ave.  
Bensalem, Pa 19020

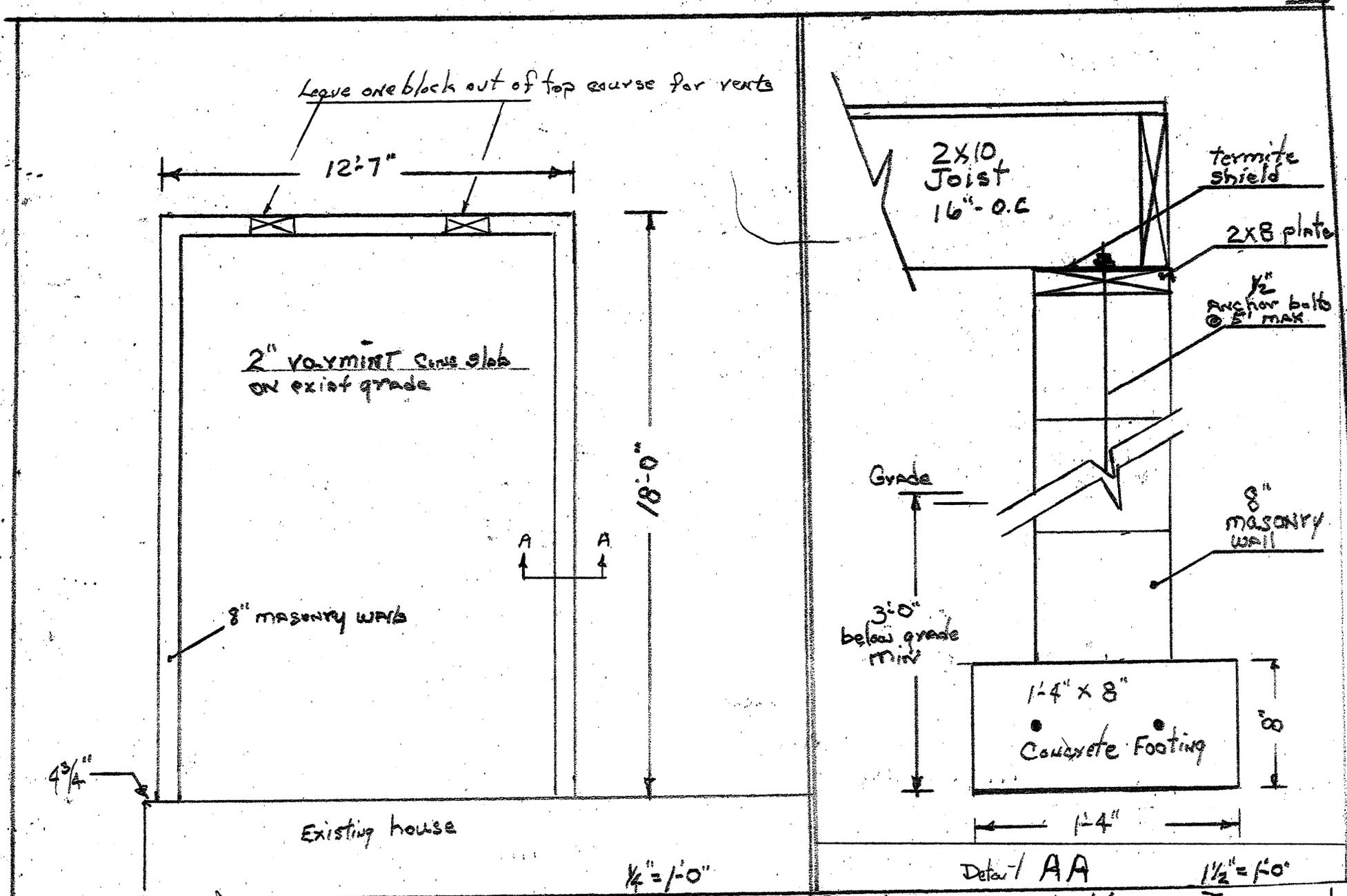
7-21-14



First Floor Framing

Rodger C. Walton Jr.  
1725 Hope Ave  
Bensalem, Pa. 19020

7-21-14

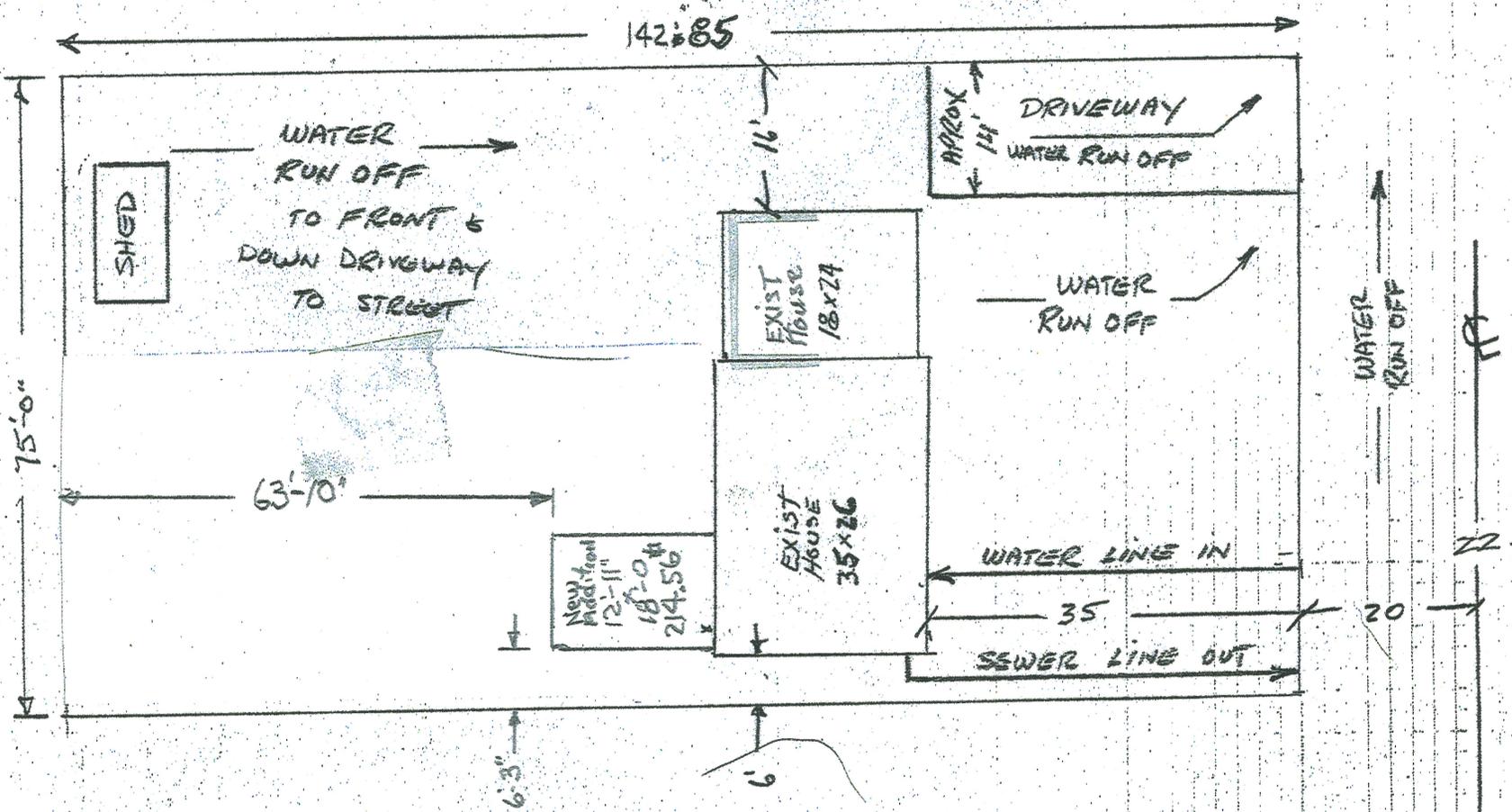


Foundation Plans

Rodger C. Walton Jr.  
 1725 Hope Ave  
 Bensalem, Pa. 19020

7-21-14

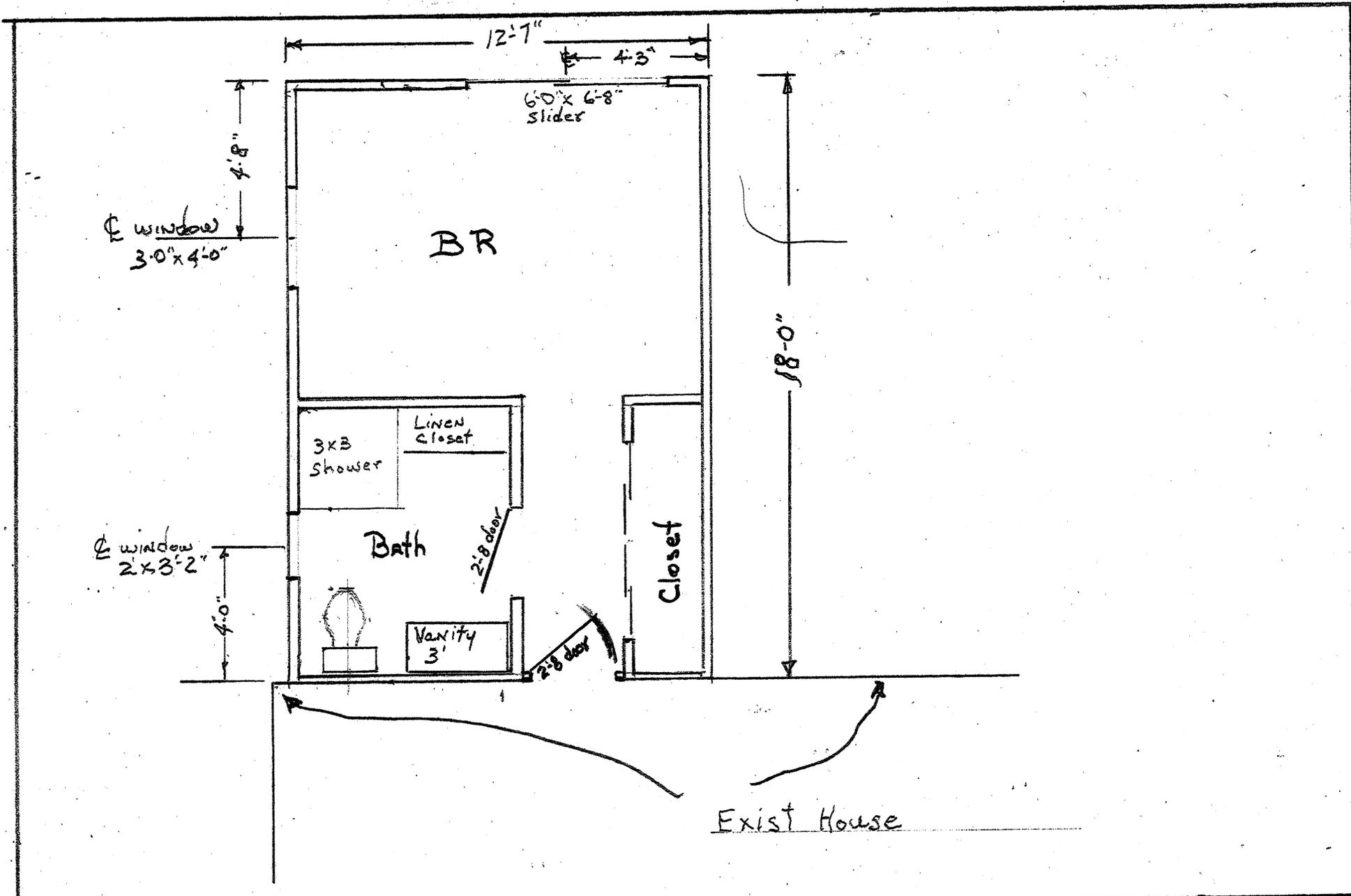
Sheet #1



Plot Plan.

Rodger C. Walton Jr.  
 1725 Hope Ave  
 Bensalem, Pa. 1902

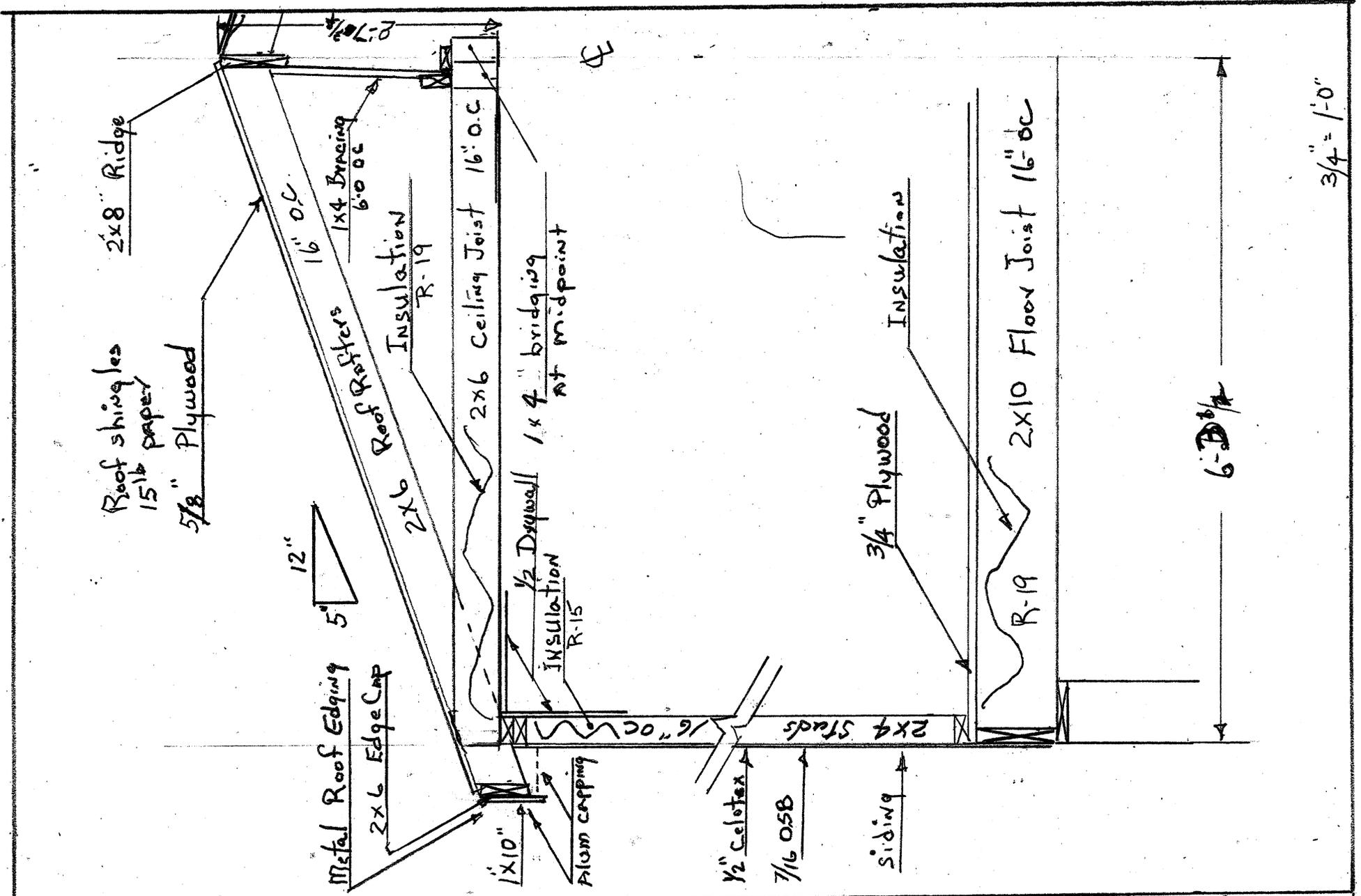
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7-21-14

1/4" = 1'-0"

Rodger C. Walton Jr.  
 1725 Hope Ave  
 Bensalem, Pa. 19020

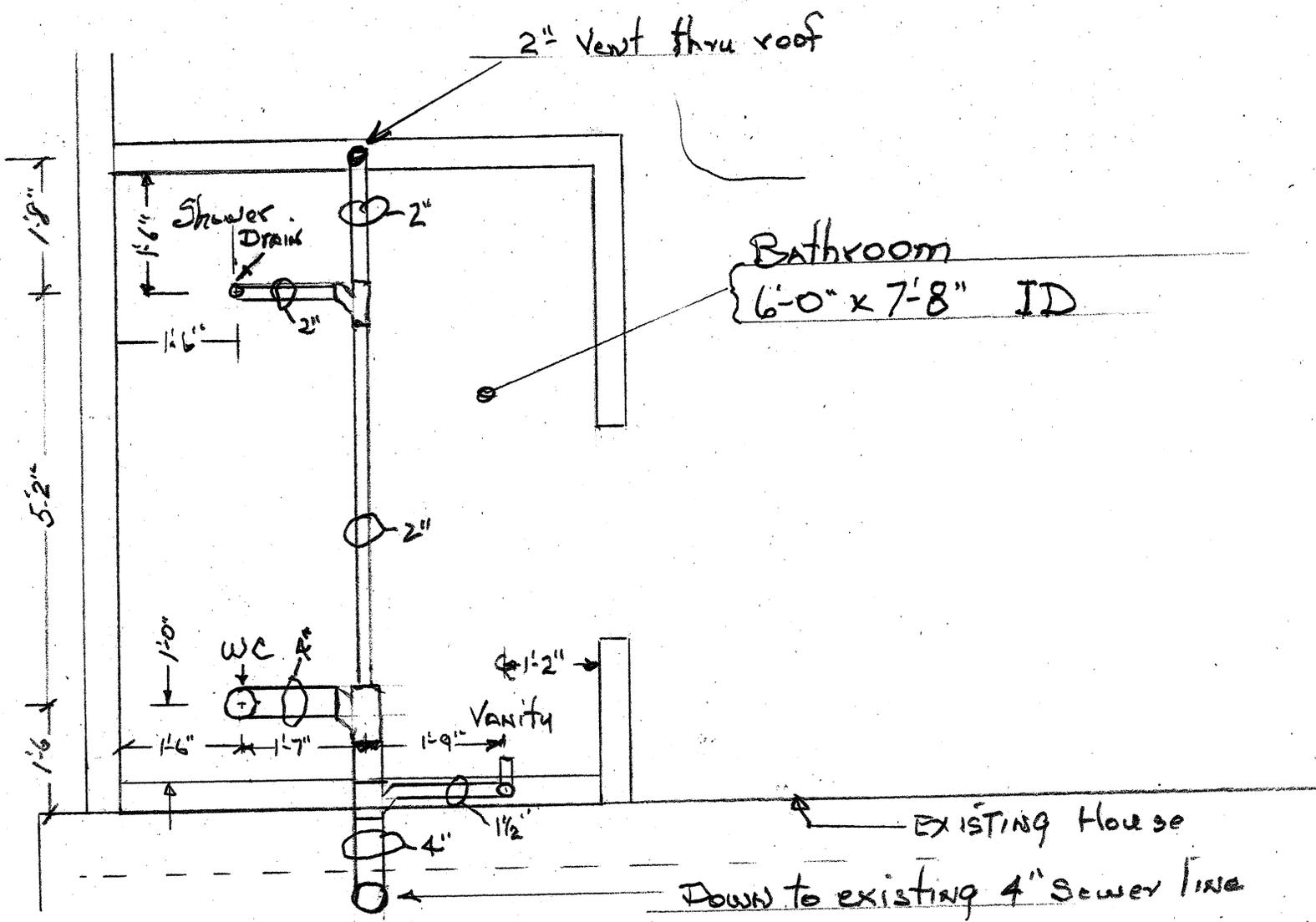


7-21-14

Wall and Roof Framing

Rodger C. Walton Jr.  
 1725 Hope Ave  
 Bensalem, Pa. 19020

3/4" = 1'-0"

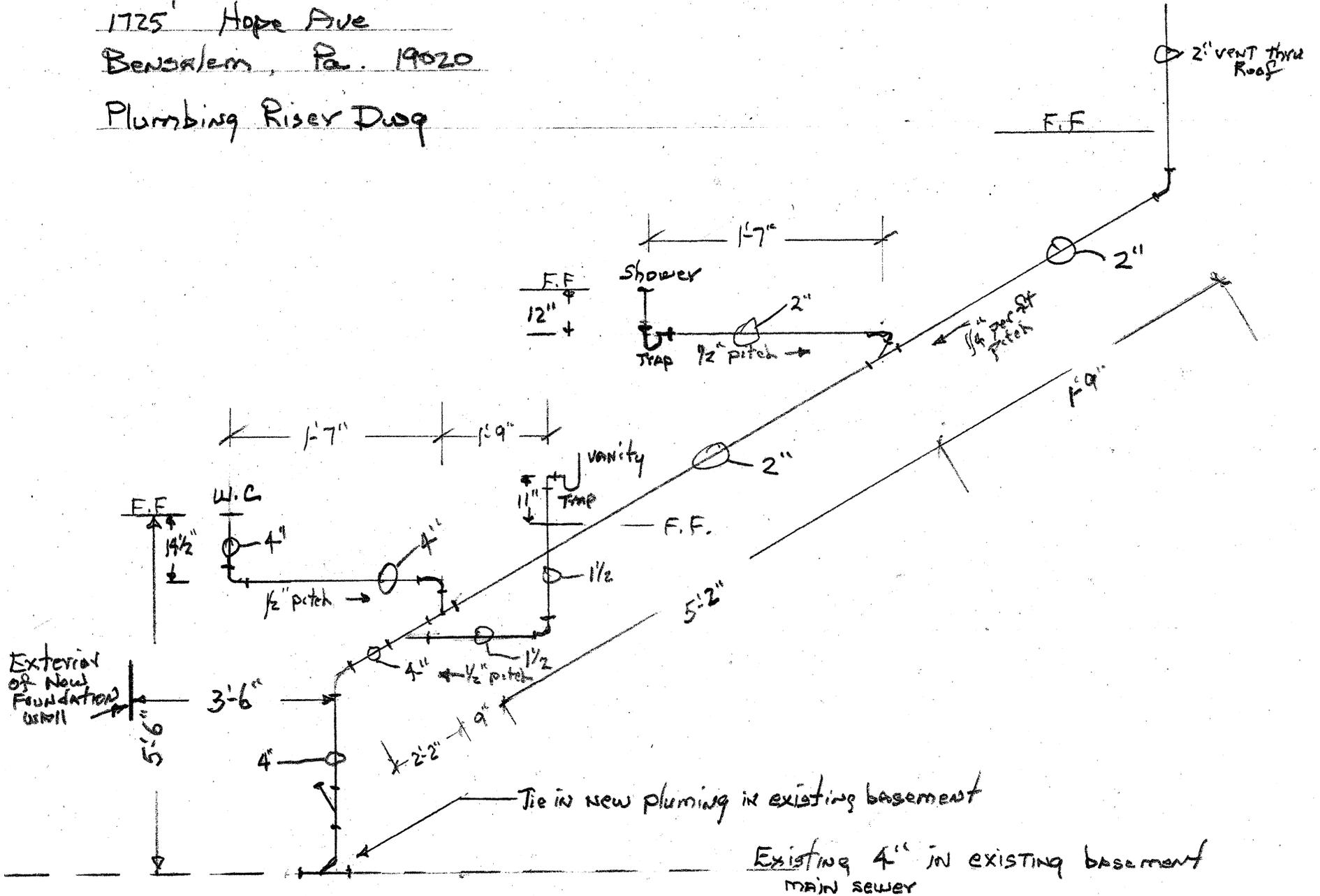


7-21-14

Bathroom Plumbing  
Floor Plans

Rodger C. Walton Jr.  
1725 Hope Ave  
Bensalem, Pa. 19020

Rodger C Walton Jr  
 1725 Hope Ave  
 Bensalem, Pa. 19020  
 Plumbing Riser Diagram



Tie in new plumbing in existing basement

Existing 4" in existing basement  
 MAIN SEWER