



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: March 17th 2016
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Ivans Abraham

Address: 314 Palton Road
Bensalem, PA 19020

Phone No. _____

E-Mail Address: _____

Owner's Name: Ivans Abraham

Address: 314 Palton Road
Bensalem, PA 19020

Phone No. _____

E-Mail Address: _____

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- Use
- Height
- Existing Building
- Occupancy
- Other: (describe) Outdoor Storage Shed
- Lot Area
- Yards
- Proposed Building

2. Brief description of Real Estate affected:

Tax Parcel Number: 02 098036
 Location: 314 Dalton Road Lot # 73
 Lot Size: 12600
 Present Use: Residential
 Proposed Use: Residential
 Present Zoning Classification: _____
 Present Improvement upon Land: House
 Deed recorded at Doylestown in Deed Book 4772 Page 1562

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

The basis for the challenge is that we currently reside in a corner property and are informed that we cannot build a shed on our side property. We are appealing because we have a patio and sewer line in our backyard and have limited space for a shed other than on our side property.

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: _____

1. 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 232-583(a) 1, Section 232-583(a) 1

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

Due to limited space we would like to obtain permission to build a outdoor shed on our side property

3. 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.

Due to the fact that we are a corner house we are unable to build an outdoor shed on our side property however we have a patio and sewer line in our backyard and have limited space

4. 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

3/31/16

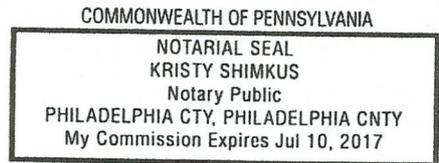
Date

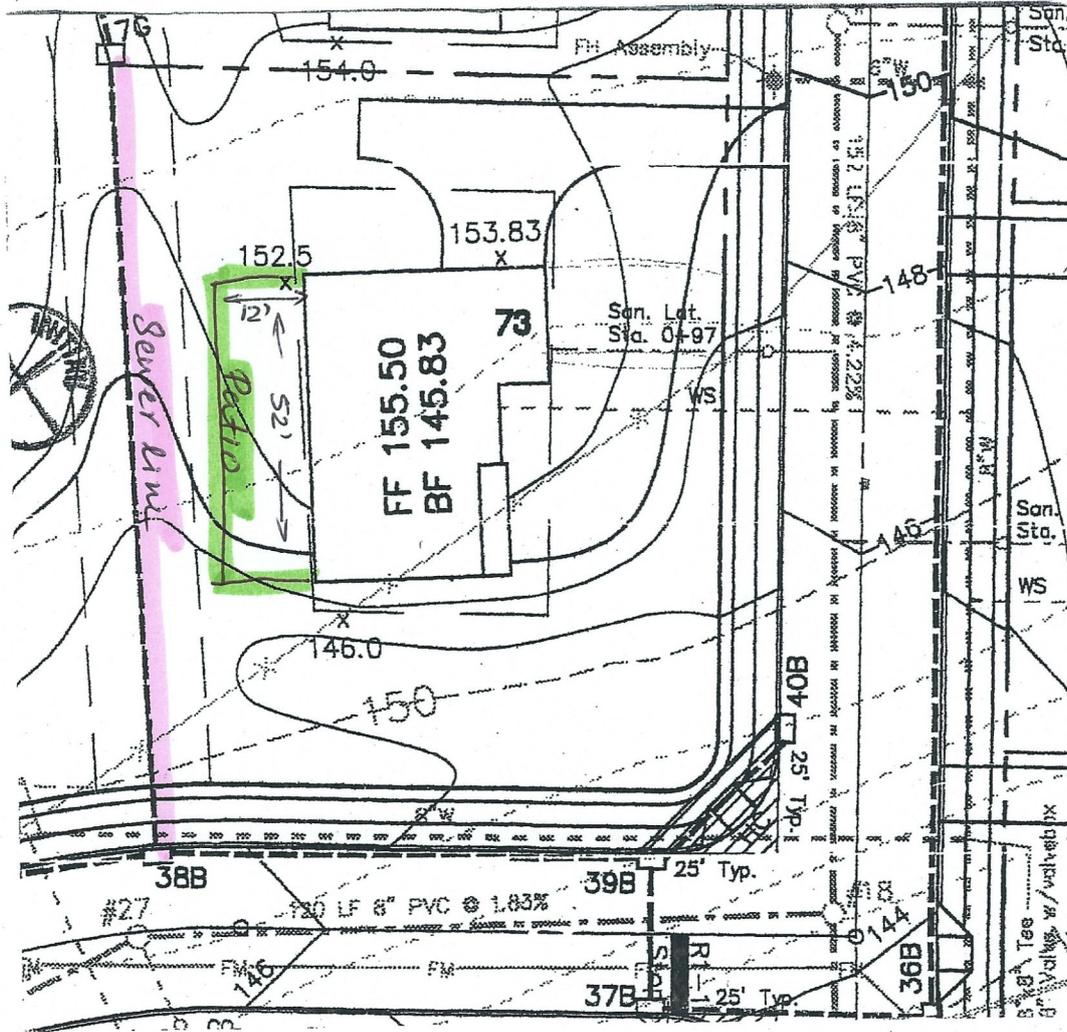
Sworn to and subscribed before me this

31ST day of March 2016

Notary Public

My commission expires: July 10, 2017









PHILADELPHIA, PA | BETHLEHEM, PA | MOUNTAINSIDE, NJ

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Peter A. Naccarato, PE *Retired*

March 24, 2016

Mr. Ivans Abraham
314 Palton Road
Bensalem, PA 19020

**RE: 314 Palton Road – A/L
File No. 0907.0999.00**

We reviewed your submission dated March 17, 2016 pertaining to an outdoor shed and the submission has been rejected for the following reasons:

1. The proposed shed is located closer to the street than the primary dwelling. This is in violation of Section 232-583(a)1).
2. The proposed shed is located within the front yard setback for your zoning district. This is in violation of Section 232-583(a)1).

Based on the above listed zoning deficiencies, your permit has been rejected. In order to proceed with this application, you are required to obtain a variance from the Bensalem Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained in the Building and Planning Department located in the Bensalem Township Municipal Complex at 2400 Byberry Rd, Bensalem Township.

Also, the following information must be shown on your plot plan:

1. Existing patio
2. Existing accessory structure

If you have any questions, please contact me at 215-633-3652 or qnearon@bensalempa.gov.

O'Donnell & Naccarato, Inc.

Quinton Nearon
Bensalem Township Engineering Inspector

Harold W. Gans, P.E., P.L.S.
Bensalem Township Engineer

QN:HWG:tar

cc: Matthew Takita, Director of Building and Planning, Bensalem Township

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