



# 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:           N/A          

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

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

Owner's Name:           Gerard and Ann Yost          

Address:           2033 Oakley Ave            
          Bensalem PA 19020          

Phone No.           [REDACTED]          

Attorney Name:           N/A          

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 checked="" type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy                    |  |
| <input type="checkbox"/> Other: (describe) _____      |  |

2. Brief description of Real Estate affected:

Tax Parcel Number: 2-23-158

Location: 2633 Oakley Ave

Lot Size: 50' X 185.05'

Present Use: R-2

Proposed Use: R-2

Present Zoning Classification: R-2

Present Improvement upon Land: House + Garage, Back Deck,

Deed recorded at Doylestown in Deed Book \_\_\_\_\_ Page \_\_\_\_\_

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

Would like to build a Deck over Existing Front concrete slab with a  
roof over it, Front Porch

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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):

\_\_\_\_\_

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

Approval of Variance on the Set Back limits

\_\_\_\_\_

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.

None Improvement and Increase of property value.

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.

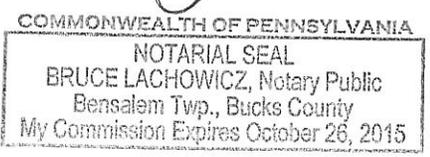
Appellant or Owner's Signature  
[Redacted Signature]

7-15-14  
Date

Sworn to and subscribed before me this

15 day of July 200 2014

Notary Public  
My commission [Redacted]





# 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

April 15, 2014

Jerry and Ann Yost  
2633 Oakley Ave  
Bensalem, PA 19020

<b>Project:</b>	DECK W/ROOF
<b>Project Address:</b>	2633 Oakley Ave Bensalem, PA 19020
<b>Tax Parcel:</b>	02-032-158
<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)(1)]. 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,

[Redacted Signature]  
Harold W. Gans, P.E., P.L.S.  
Township Engineer

HWG/lva  
Enclosures

[Redacted Signature]  
Certified and Regular Mail

# Summary of Comments on 20140414\_164422.pdf

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Page: 5

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 Number: 1 Author: rgans Subject: ZONING REJECTION Date: 4/15/2014 2:26:42 PM

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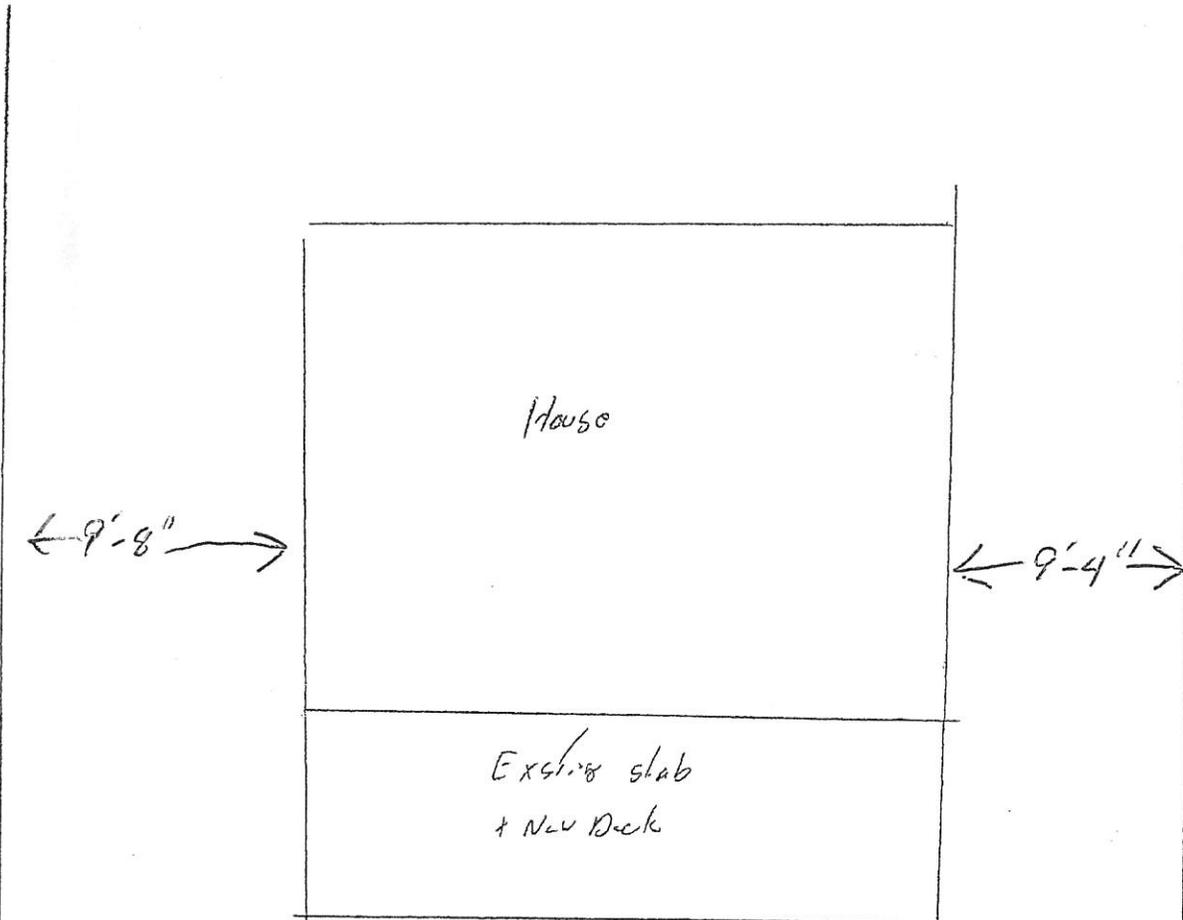
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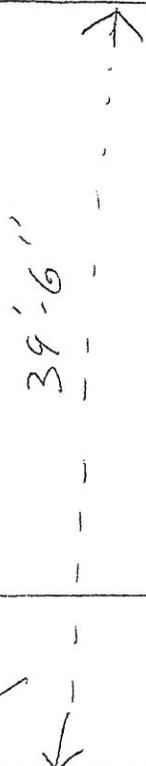
1 The property is in an R-2 District.

2 The front yard setback as measured from the ultimate right of way is 14' 6" which is less than the allowable 25' [Section 232-167(e)(1)]

3 The side yard dimensions must be shown



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- 2 The front yard setback as measured from the ultimate right of way is 14' 6" which is less than the allowable 25' [Section 232-167(e)(1)]
- 3 The side yard dimensions must be shown



2655 OAKLEY  
2-32-158

