



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: 2014-397

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):

RECEIVED

JUN 17 2014

BENSALEM TOWNSHIP
BUILDING AND PLANNING

- 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: WILLIAM J. MONTGOMERY JEAN C. MONTGOMERY

Address: 1407 VIRGINIA AVE BENSALEM, PA, 19020

Phone No. 215-639-4164

Owner's Name: WILLIAM J. MONTGOMERY JEAN C. MONTGOMERY

Address: 1407 VIRGINIA AVE BENSALEM PA, 19020

Phone No. 215-639-4164

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 type="checkbox"/> Other: (describe) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-071-008

Location: 1407 VIRGINIA AVE BENSALOM PA 19020

Lot Size: 75' X 125'

Present Use: SINGLE FAMILY RESIDENCE

Proposed Use: SAME

Present Zoning Classification: _____

Present Improvement upon Land: _____

Deed recorded at Doylestown in Deed Book 1939 Page 525

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

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):

TO REPLACE COLLAPSING EXISTING ^{PORCH} LANDING (STEPS TO REMAIN)
TO EXTEND EXISTING PORCH & ROOF OVER (TO WARD HIGH ST SIDE)
TO INSTALL LIFT [SEC 232-167 (E) (1)]

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.

WE ARE IN OUR MID 70'S BOTH OF US HAVE MED CONDITIONS
THIS WAS MY CHILDHOOD HOME, JEAN JUST WENT FROM CANE TO WALKER
WE WOULD LIKE TO REMAIN IN THIS ^{HOUSE IF A LIFT CAN BE INSTALLED} LIFT CAN BE REMOVED IF HOUSE IS SOLD OR ^{WE DIE}

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.

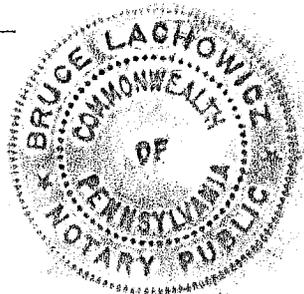
William J. Montgomery Jean C. Montgomery 6/12/14
Appellant's or Owner's Signature Date

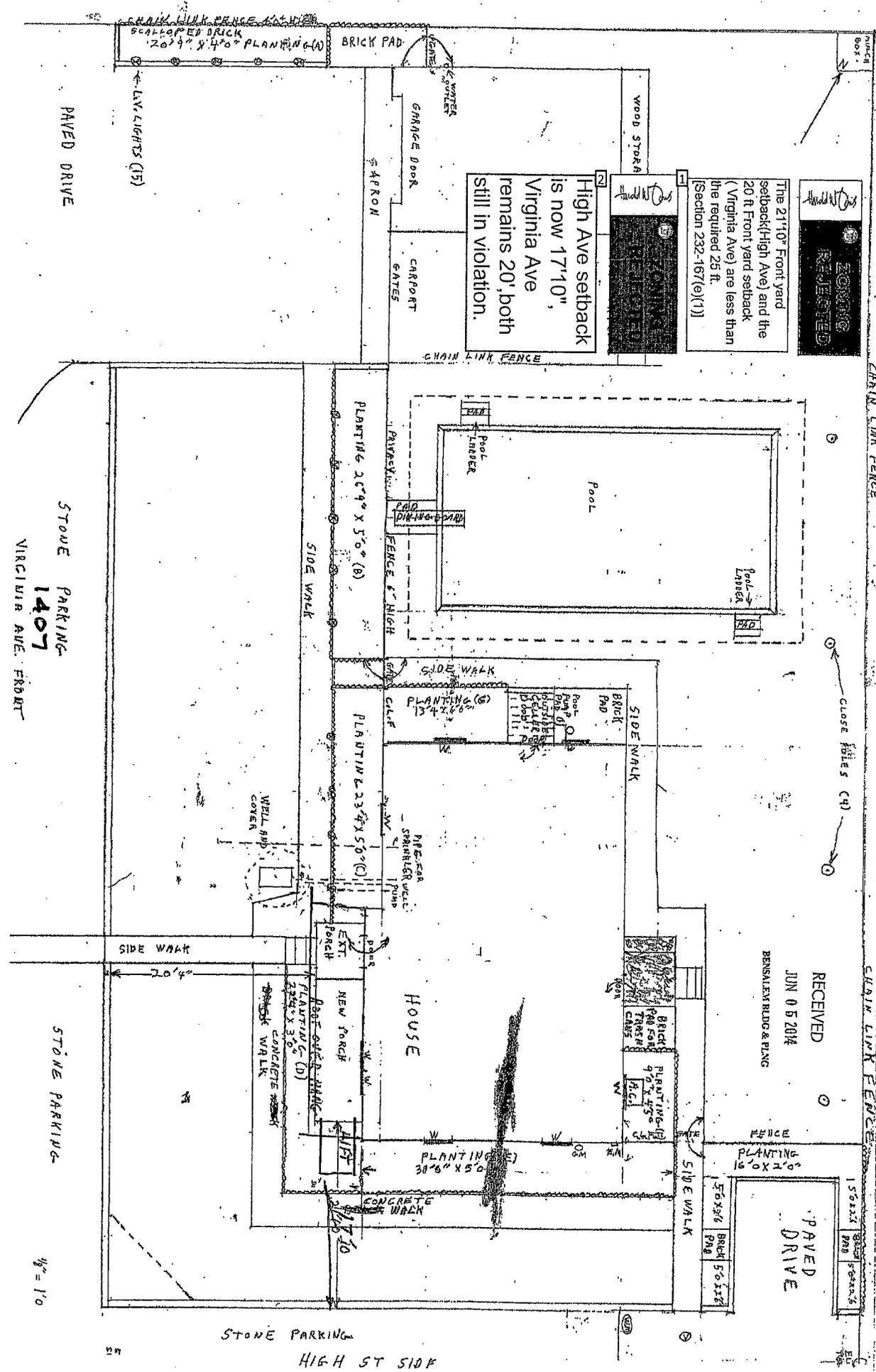
Sworn to and subscribed before me this

12th day of June 2002014

Notary Public Bruce Lachowicz
My commission expires: 10/26/15

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





High Ave setback is now 17'10", Virginia Ave remains 20', both still in violation.

The 21'10" Front yard setback (High Ave) and the 20' ft Front yard setback (Virginia Ave) are less than the required 25' ft. [Section 232-167(e)(1)]



RECEIVED
JUN 05 2014
BENSALEM BLDG & PLNG

PAVED DRIVE

STONE PARKING
1407
VIRGINIA AVE. FRONT

STONE PARKING

STONE PARKING
HIGH ST SIDE

1/2" = 1'0"





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

June 17, 2014

William and Jean Montgomery
1407 Virginia Ave
Bensalem, PA 19020

Project:	PORCH
Project Address:	1407 Virginia Ave Bensalem, PA 19020
Tax Parcel:	02-071-008
Property Owner:	Same as addressed
Permit Status:	Application Denied

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING. 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,

A handwritten signature in black ink that reads "Harold W. Gans".

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

91-7199-9991-7033-6363-1972
Certified and regular mail

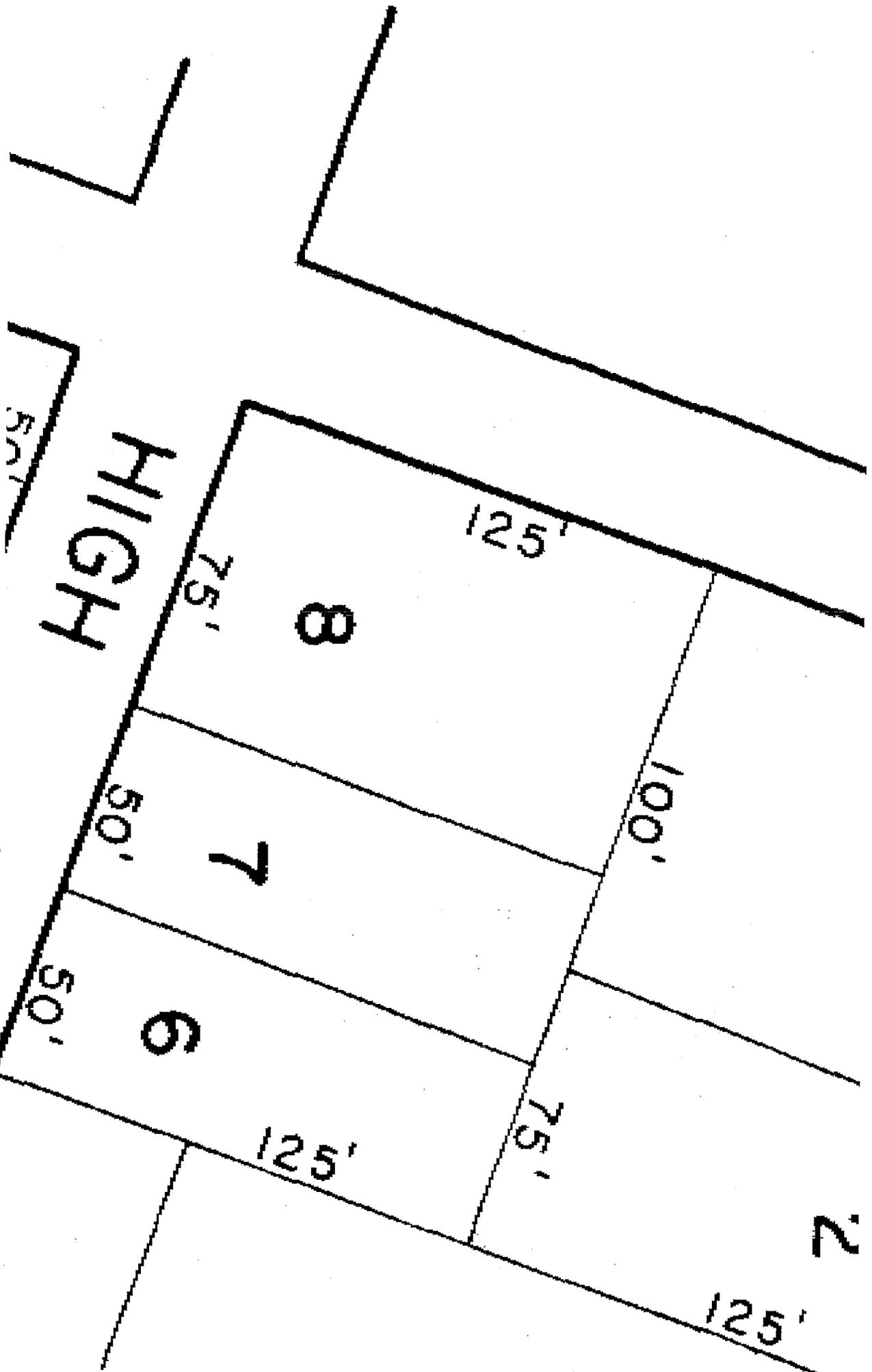
HWG/lva
Enclosures

Summary of Comments on 20140617_084359.pdf

Page: 1

 Number: 1 Author: rgans Subject: ZONING REJECTION Date: 6/17/2014 1:50:23 PM

 Number: 2 Author: rgans Subject: Text Box Date: 6/17/2014 1:53:25 PM
High Ave setback is now 17'10", Virginia Ave remains 20', both still in violation.



HIGH

8

75'

125'

7

50'

100'

6

50'

125'

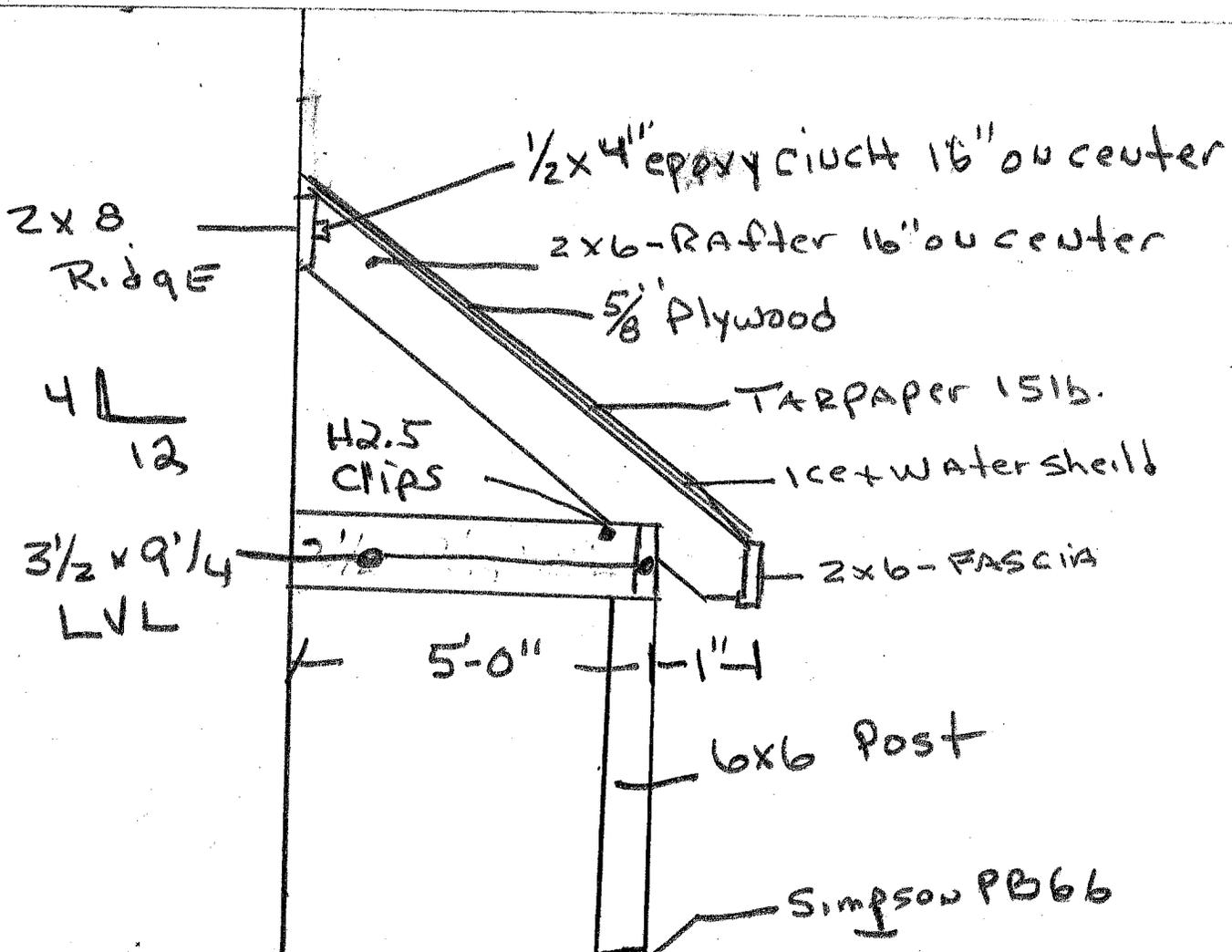
75'

2

125'

50'

2-7-8
1407 Virginia Ave



5/8 Plywood
15lb Felt
Ice + water shield

2x8 Ribs
1/8 x 2 1/2" inch with epoxy 16" O.D. Center

2x6 - RAFTERS 16" O.D. center

2x8 HIP

H2.5 clips

23'-0"

3/4 x 9 1/4 LVL

6x6 Post

Metal Railings

1/2 x 1/2 spindle 36"

Simpson
PB66

STEPS

CONCRETE

