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: 2014-394

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
MAY 29 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: Ricardo + Lisa M. Zaragoza
Address: 2221 Dunksferry Rd
Bensalem PA 19020
Phone No. 215-633-0661

Owner's Name: Ricardo + Lisa M. Zaragoza
Address: 2221 Dunksferry Rd
Bensalem PA 19020
Phone No. 215-633-0661

Attorney Name: None
Address:
Phone No.

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

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

Check items if applicable:

- ☐ **Use**
- ☐ **Lot Area**
- ☐ **Height**
- ☐ **Yards**
- ☐ **Existing Building**
- ☑ **Proposed Building**
- ☐ **Occupancy**
- ☐ **Other:** (describe) _____

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

Tax Parcel Number: 2-39-128

Location: 2210 Brown Ave Bensalem

Lot Size: 150 x 100

Present Use: Rental Property + Entrance to owner Back of property

Proposed Use: Shed to enclose owner items out of site

Present Zoning Classification: R-2

Present Improvement upon Land: House - Rental - garage Shed 16x16 - (shed 12x20 to be Removed)

Deed recorded at Doylestown in Deed Book 4793 Page 2269

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

We would like the shed to store our items in out of the weather.

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

Date Determination was made: 5/22/14

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):

Section 232-8 Accessory Structure Definition

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

Applying for Variance / To be allowed to place a bigger shed on property to protect our personel items (mower-tools-etc).

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 would allow use to put things in the shed and not have them insite of others. Also to protect items from walking away from property.

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.

Ricarda Zaragoza Lisa M. Zaragoza 5/28/14

Appellant's or Owner's Signature Date

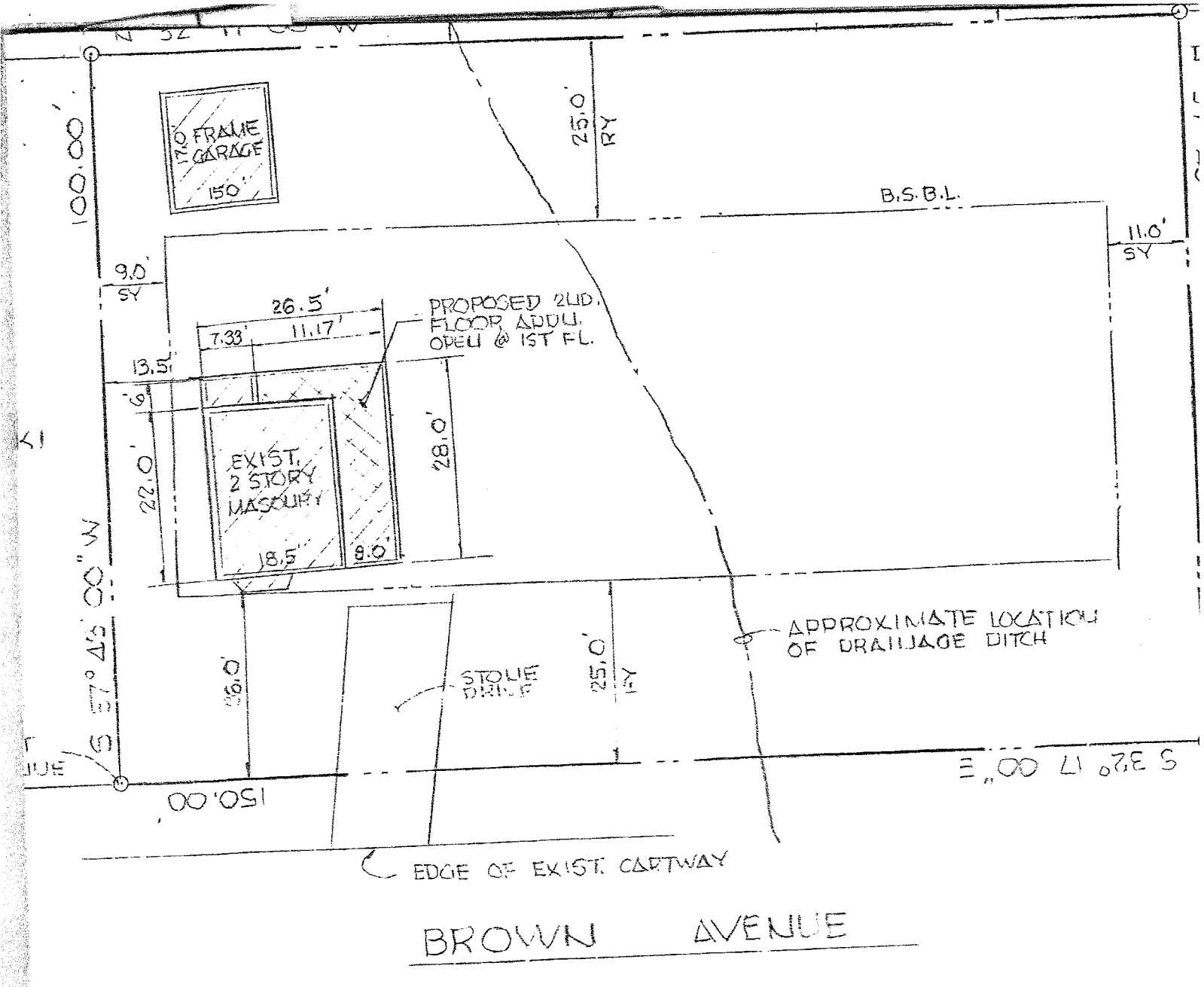
Sworn to and subscribed before me this

28th day of May ~~200~~ 2014

Notary Public Linda L Holzshu

My commission expires: _____

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Linda L. Holzshu, Notary Public
Bensalem Twp., Bucks County
My Commission Expires June 14, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES


FRAME GARAGE
150'
100.00'
25.0' RY
B.S.B.L.
11.0' SY
9.0' SY
26.5'
7.33'
11.17'
PROPOSED 2ND. FLOOR ADDN. OPEN @ 1ST FL.
13.5'
6'
22.0'
28.0'
EXIST. 2 STORY MASONRY
18.5'
8.0'
S 57° 45' 00" W
16.0'
STONE DRIVE
25.0' RY
APPROXIMATE LOCATION OF DRAINAGE DITCH
S 32° 17' 00" E
150.00'
EDGE OF EXIST. CARTWAY
BROWN AVENUE

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

May 22, 2014

Ricardo and Lisa Zaragoza
2221 Dunksferry Rd
Bensalem, PA 19020

Project:	SHED
Project Address:	2210 Brown Ave Bensalem, PA 19020
Tax Parcel:	02-039-128
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, **[Section 232-8 Accessory Structure Definition]**. 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.

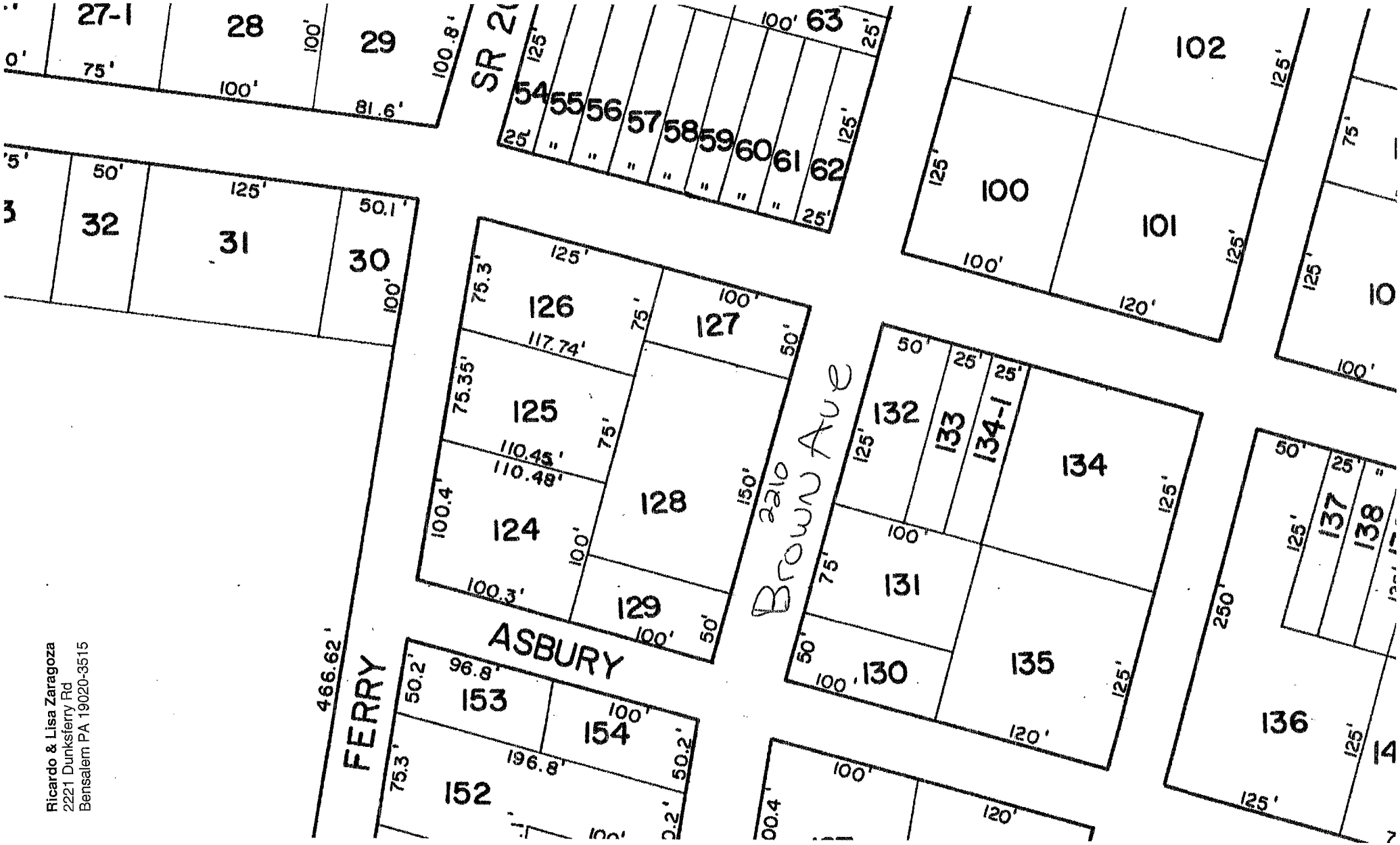
Respectfully,

Harold W. Gans

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

goza1@verizon.net
Email address

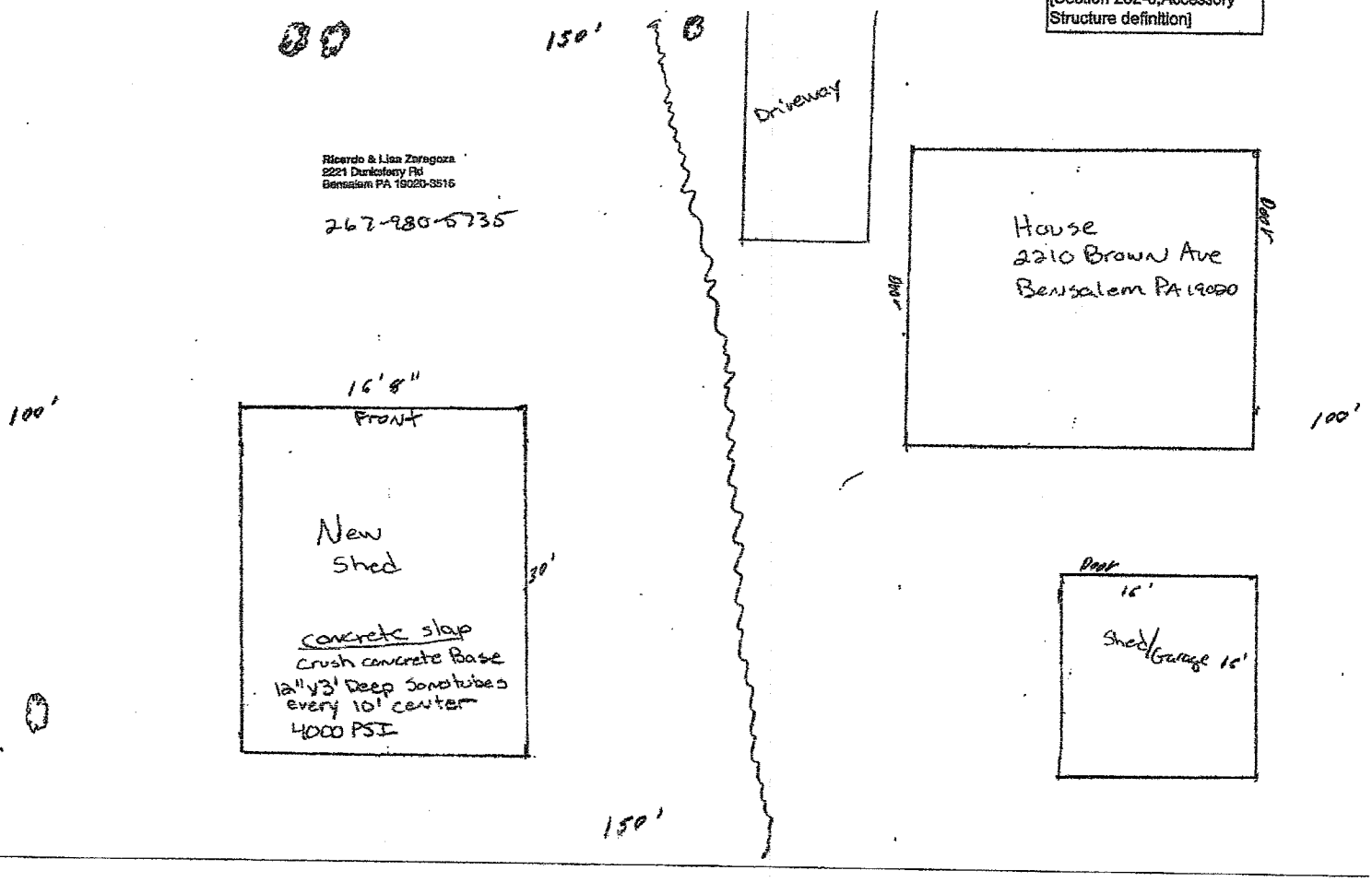
HWG/lva
Enclosures



Ricardo & Lisa Zaragoza
2221 Dunksferry Rd
Bensalem PA 19020-3515

[redacted] 1

The proposed shed is greater than the allowable 25% of the footprint of the principal structure [Section 232-6,Accessory Structure definition] 2



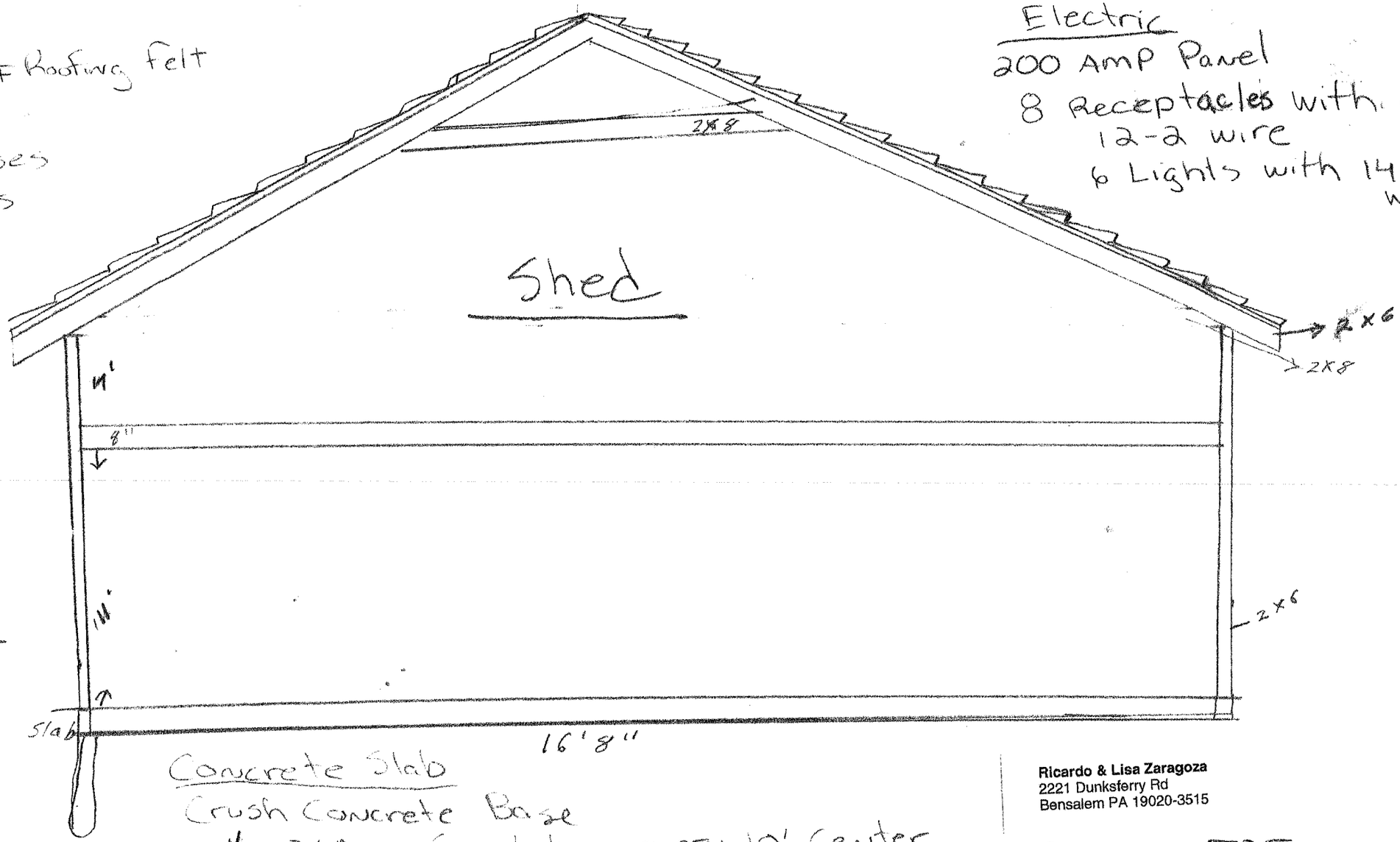
Ricardo & Lisa Zaragoza
2221 Dunksferry Rd
Bensalem PA 19020-3516
267-980-6735

Roof Construction
shingles on 15# Roofing felt
1/2 sheathing
2x8 Roof Trusses
16 inch Centers

Framing
2x6 all around
1/2 Plywood
siding
2 Barn Door
1 Exit Door

16'8"W x 30'L

Electric
200 Amp Panel
8 Receptacles with a 12-2 wire
6 Lights with 14-2 wire



Concrete Slab
Crush Concrete Base
12" x 3' Deep Sonatubes every 10' Center
4000 PSI

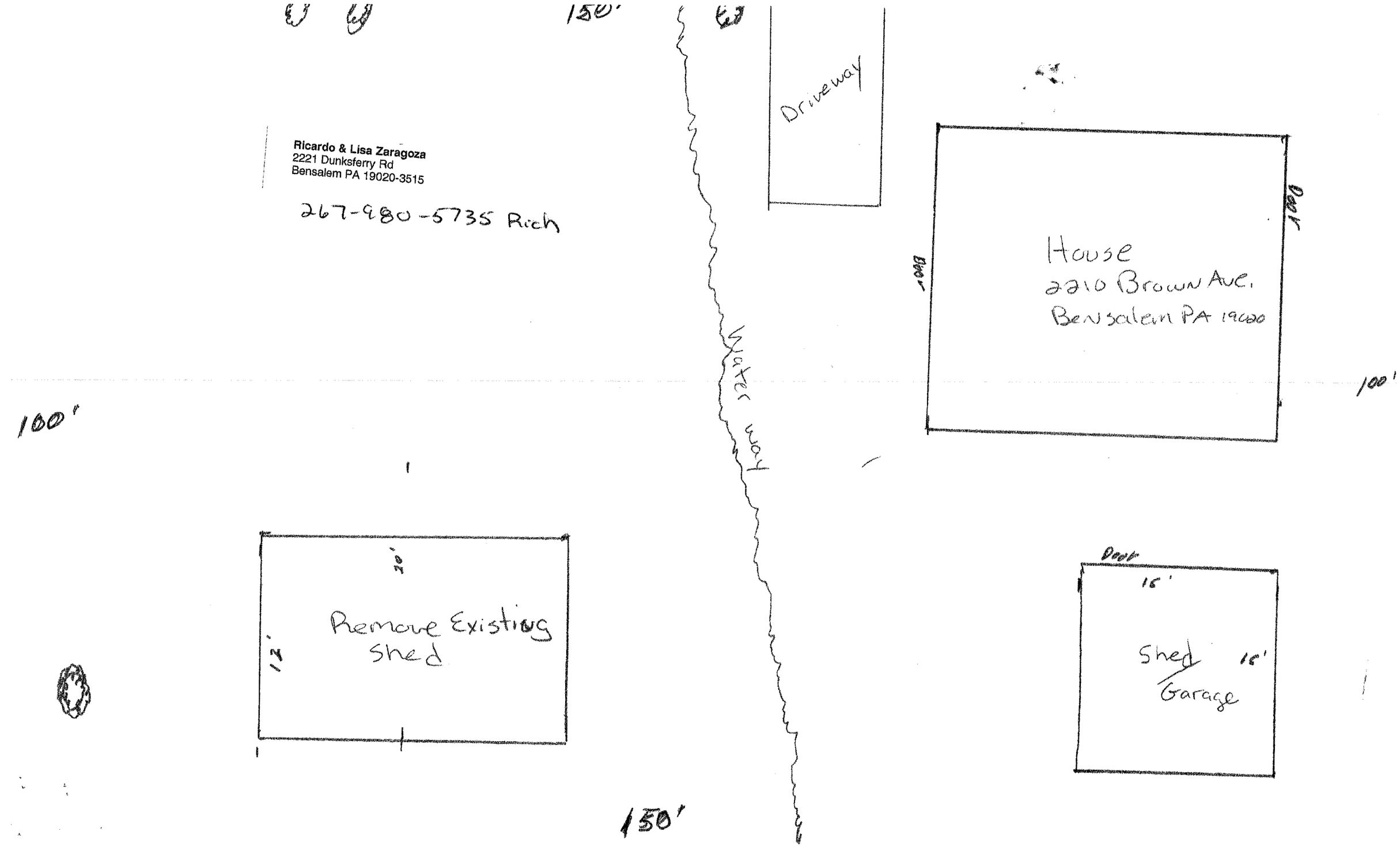
Ricardo & Lisa Zaragoza
2221 Dunksferry Rd
Bensalem PA 19020-3515

267-980-5735
Rich

New Shed

Ricardo & Lisa Zaragoza
2221 Dunksferry Rd
Bensalem PA 19020-3515

267-980-5735 Rich



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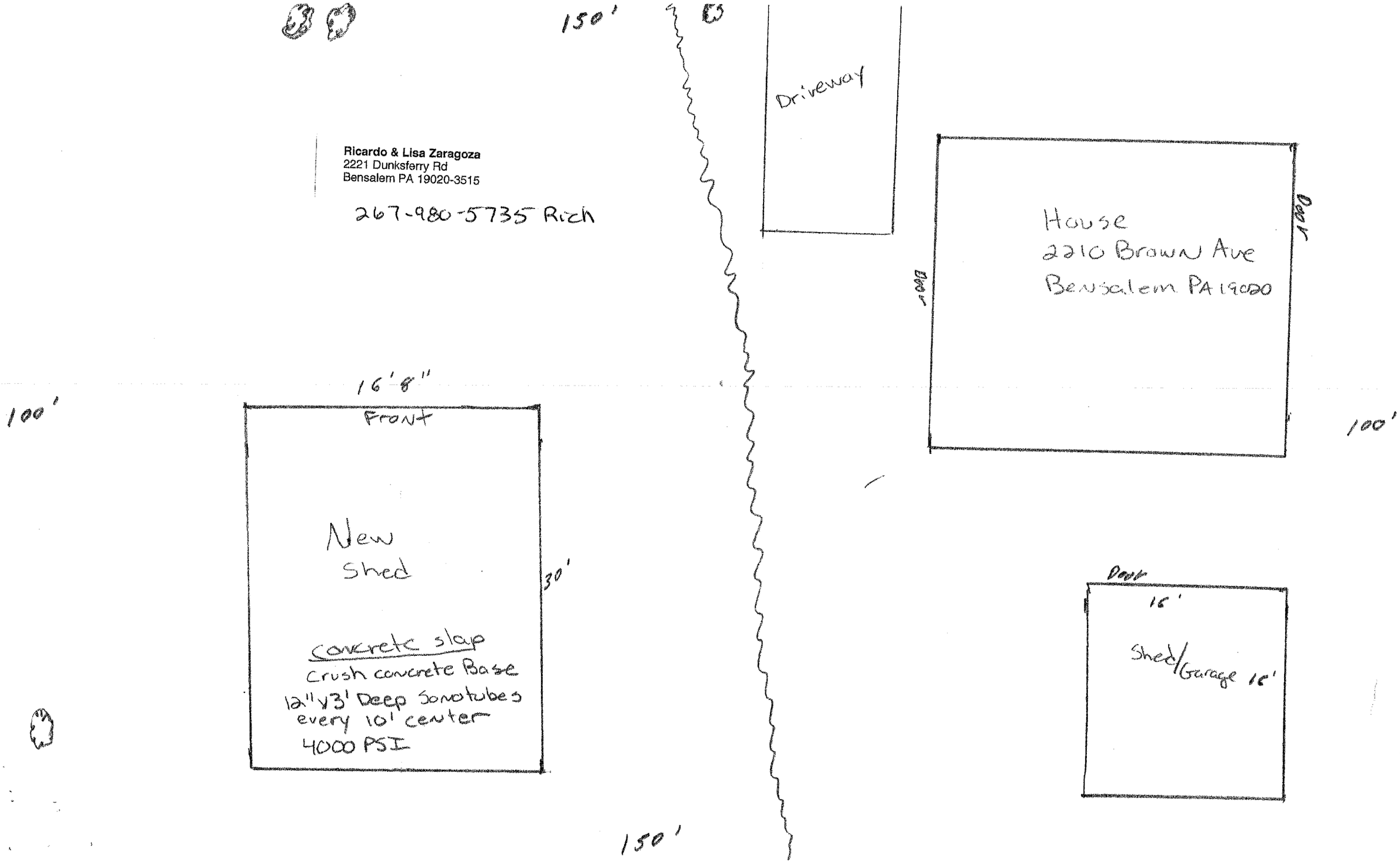
267-980-5735 Rich