



BENSALEM TOWNSHIP

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

ADJ
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):

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SEP 22 2015

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: Douglas Corridon

Address: 6163 Hulmeville rd.

Phone No. _____

Owner's Name: Edwin Corridon

Address: 6163 Hulmeville rd.

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:

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

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-52-18

Location: 6163 Hulmeville rd.

Lot Size: 500' x 150'

Present Use: residential

Proposed Use: residential

Present Zoning Classification: residential

Present Improvement upon Land: single family home

Deed recorded at Doylestown in Deed Book 1737 Page 1675

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

N/A

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

Date Determination was made: N/A

Your statement of alleged error of Zoning Administrative Office: N/A

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 232-6 Proposed Structure is greater than 25% of Principal structure

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

The Current zoning will only allow me to Construct a detached garage of approx 470 S.F. I am requesting from the current zoning To allow Construction of a structure of 1728 S.F.

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.

All adjacent property's on Hulmeville rd. have garages that are greater than the 25% allowed by zoning

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.

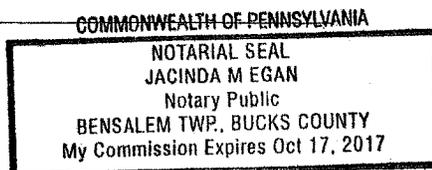
Appellant's or Owner's Signature

9/22/15
Date

Sworn to and subscribed before me this

22nd day of September 2015

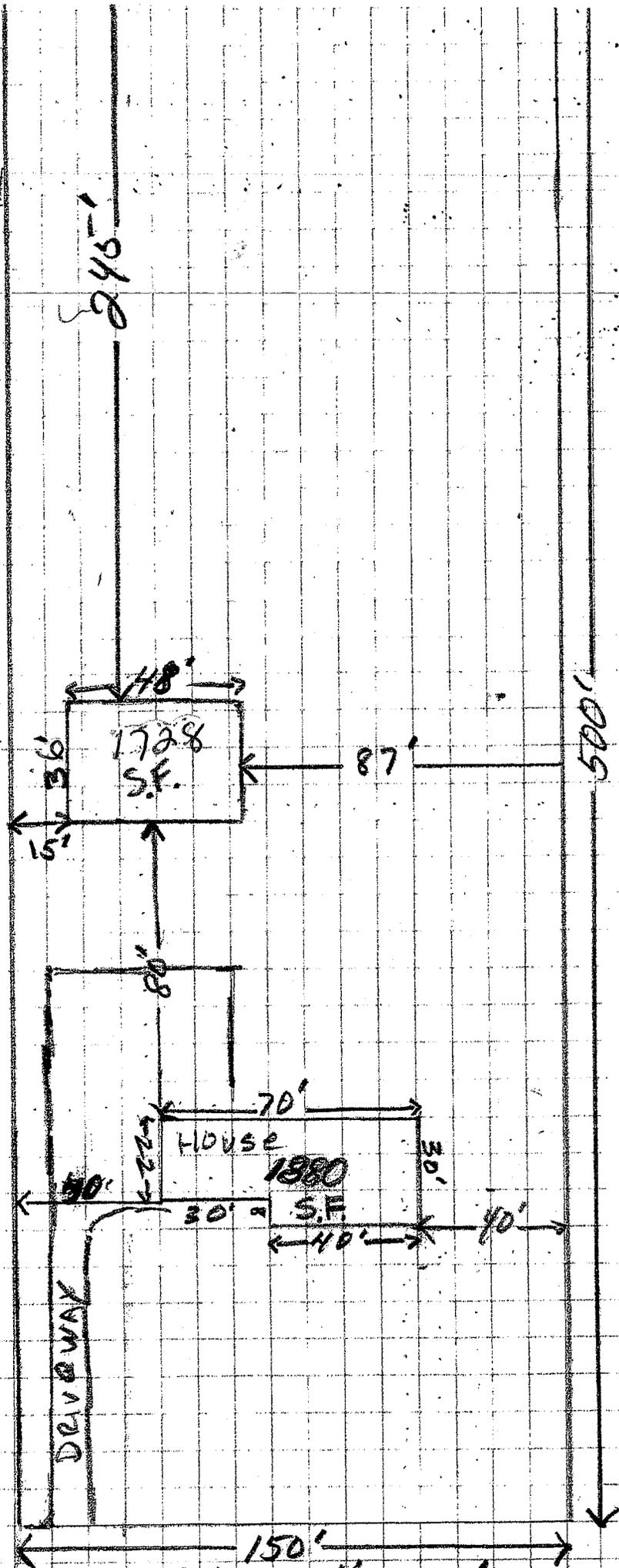
My commission expires:



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APR 06 2015

BENSALEM TOWNSHIP
BUILDING AND PLANNING





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 9, 2015

Edwin R. Corridon
6163 Hulmeville Rd
Bensalem, Pa. 19020

Project:	POLE BARN
Project Address:	6163 Hulmeville Rd Bensalem Pa. 19020
Tax Parcel:	02-052-018
Property Owner:	same as addressed
Permit Status:	application denied

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to the *Code of the Township of Bensalem*, Chapter 232 ZONING. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

- **Proposed structure is greater than the allowable 25% of the principal structure.**
[Section 232-6, Accessory structure definition]

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 appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Harold Gans, P.E. P.L.S
Township Engineer
215-633-3652

email address

MKT/lva
Enclosures



BENSALEM TOWNSHIP

Building and Planning Department
 2400 Byberry Road • Bensalem, PA 19020
 Office 215-633-3644 • Fax 215-633-3753

Permit No:	
Date:	

Zoning and Project Data	Applicant's Name: <u>Edwin R. Corridon</u> Phone No: _____
	Address: <u>6163 Hulmeville rd.</u>
	Email Address: <u>DJC PLUMBINGHVAC@gmail.com</u> Tax Parcel No: <u>0252-18</u>
	Owner's Name: <u>Edwn R. Corridon</u>
	What is Being Built? <u>Pole Barn</u>
	Existing Use: <u>RESIDENTIAL</u>
	Proposed Use: <u>Storage</u>
	Zoning Classification: _____
SHOW MINIMUM SETBACKS REQUIRED BY MUNICIPAL ZONING ORDINANCE (In Feet)	
Front <u>48</u> Ft	Rear <u>48</u> Ft
Right Side _____ Ft	Left Side _____ Ft
Sq. Ft. of Conditioned Space <u>1728</u>	Floor Area of Addition (sq. ft.) <u>1536</u>
Sq. Ft. of Unconditioned Space <u>1728</u>	Floor Area Renovated (sq. ft.) _____
Number of Stories Above Grade <u>1</u>	# of Multi-Family Dwelling Units _____
Does it have a Basement <u>no</u>	# of Accessible Dwelling Units _____
Floor Area of New Construction (sq. ft.) <u>1536</u>	
Description of Work to be Completed: <u>Construction of Pole Barn</u>	

Building Characteristics	Square Footage of Lot <u>66.646</u>	Lot Depth <u>500'</u>
	Square Footage of Existing Building <u>1880</u>	Side Yard No. 1 <u>15'</u>
	Square Footage of Proposed Building <u>1728</u>	Side Yard No. 2 <u>87'</u>
	Lot Front Width <u>150</u>	Total Side Yards <u>102'</u>
	Height <u>12'</u>	Front Yard <u>69'</u>
	Impervious Surface Cover <u>3608</u>	Rear Yard Setback <u>245'</u>
	No. of Stories <u>1</u>	Total Building Area - All Floors <u>1536</u> Sq. Ft.
	Height of Structure <u>12'</u> Ft.	Volume of Structure <u>18336</u> Cu. Ft.
	Area - Largest Floor <u>1536</u> Sq. Ft.	Total Land Area Distributed <u>1536</u> Sq. Ft.
	Estimated Cost of Building Work: \$ <u>8000.00</u>	

I/We do declare under the penalties of perjury, that this application has been examined by me/us; and to the best of my/our knowledge and belief it is true, correct and complete.

I/We hereby certify and agree that, if a permit is issued, all of the provisions of the building, housing, zoning, and fire codes of the Township of Bensalem will be complied with, whether herein specified or not; and I/We hereby agree to save, indemnify and keep harmless the Township of Bensalem against all liabilities judgments, costs and expenses which may in any way accrue against said Township of Bensalem in consequence of the granting of the permit or from the use or occupancy of any building, sidewalk, street or sub-sidewalk placed by virtue thereof and will in all things strictly comply with the conditions of the permit.

Signature _____ Date 3-31-15 Owner Applicant Agent

OFFICIAL USE ONLY

ZONING OFFICER DECISION <input type="checkbox"/> Approved <input type="checkbox"/> Denied		ZONING HEARING BOARD DECISION <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Zoning Officer Signature _____	Date _____	Appeal No. _____	Decision Date: _____

Note: Any stipulations or conditions imposed by the Zoning Hearing Board are incorporated in this permit.