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: 2015-460

Township of Bensalem, Bucks County, Pennsylvania
Notice of Appeal

RECEIVED
JUL 27 2015
BENSALEM TOWNSHIP
BUILDING AND PLANNING

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: SAME AS OWNER

Address:

Phone No.

Owner's Name: JENNIFER RONDEAU JOSEPH RONDEAU

Address: 2640 ATLANTIC AVE
BENSALEM PA 19020

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

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

Tax Parcel Number: 02 - 039 - 027

Location: 2640 Atlantic Ave

Lot Size: 50' x 100'

Present Use: Single Family Dwelling

Proposed Use: Single Family Dwelling

Present Zoning Classification: _____

Present Improvement upon Land: House + Shed

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.

_____

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):

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 RECENTLY HAD ANOTHER CHILD AND NEED ADDITIONAL BEDROOM AND BATHROOM SPACE.

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 Ov

7/25/15
Date

Sworn to and subscribed before me this

25th day of JULY, ~~200~~ 2015

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RICHARD W. LACHOWICZ, JR., Notary Public
Bensalem Twp., Bucks County
My Commission Expires May 15, 2016

Notary Pub

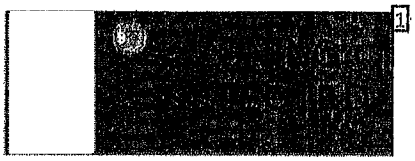
My commi _____, 2016

OWNER

RONDEAU

2640 ATLANTIC AVE

BENSALEM

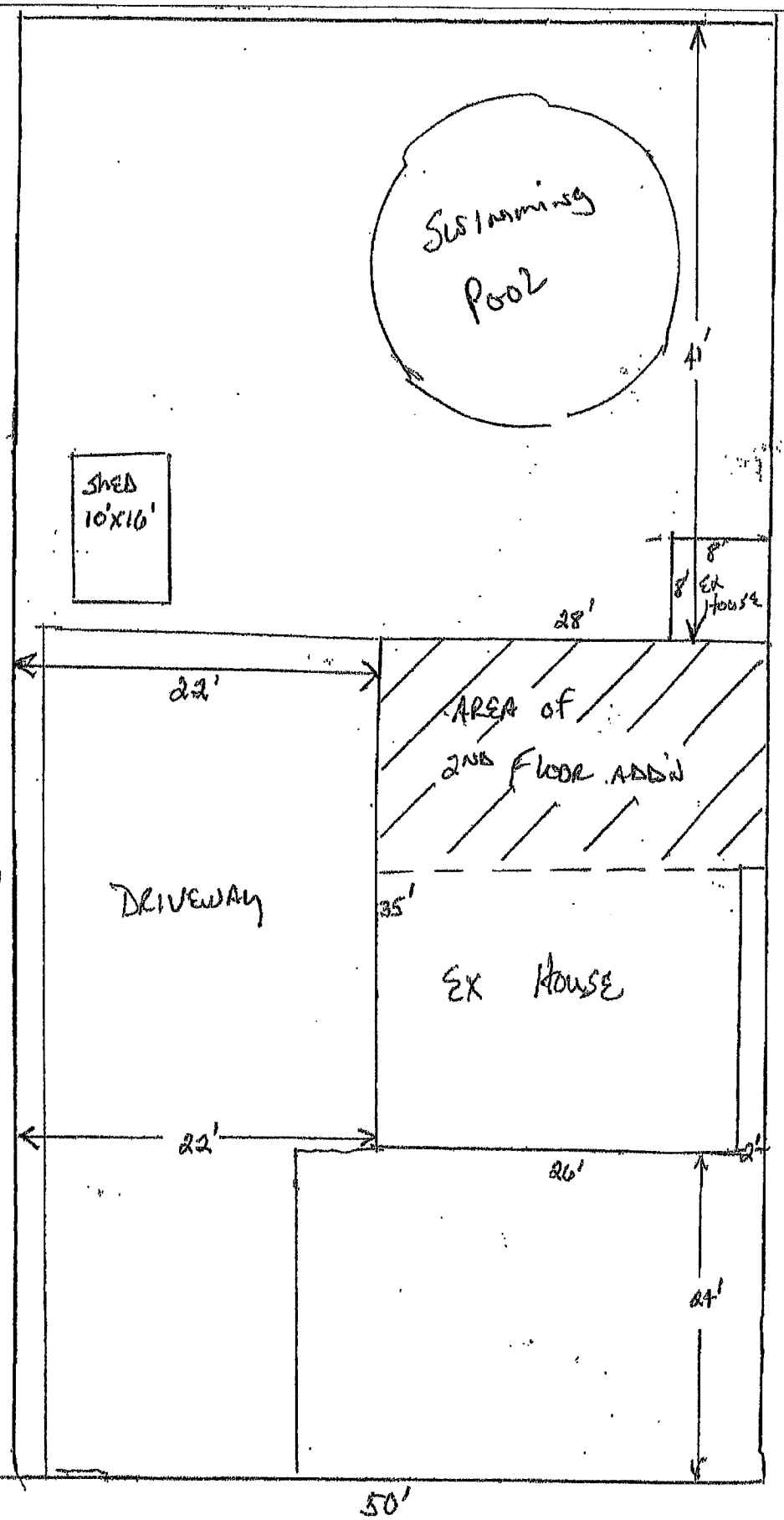


Side Yard setback adjacent to the addition must be provided. [Section 232-167(e)(2)]

the 0 ft sideyard is less than the required. [Section 232-167(e)(2)]

SIDE YARD SET BACK ON LEFT IS 22'-0"

SIDE YARD SETBACK ON RIGHT IS 0'-0" AT ADD'N AND 2'-0" ON ORIGINAL HOUSE



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

July 16, 2015

Rondeau
2640 Atlantic Ave
Bensalem, PA 19020

Project:	SECOND FLOOR EXTENSION
Project Address:	2640 Atlantic Ave Bensalem, PA 19020
Tax Parcel:	02-039-027
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 232-167(e)(2)]. 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, P.E., P.L.S.
Township Engineer

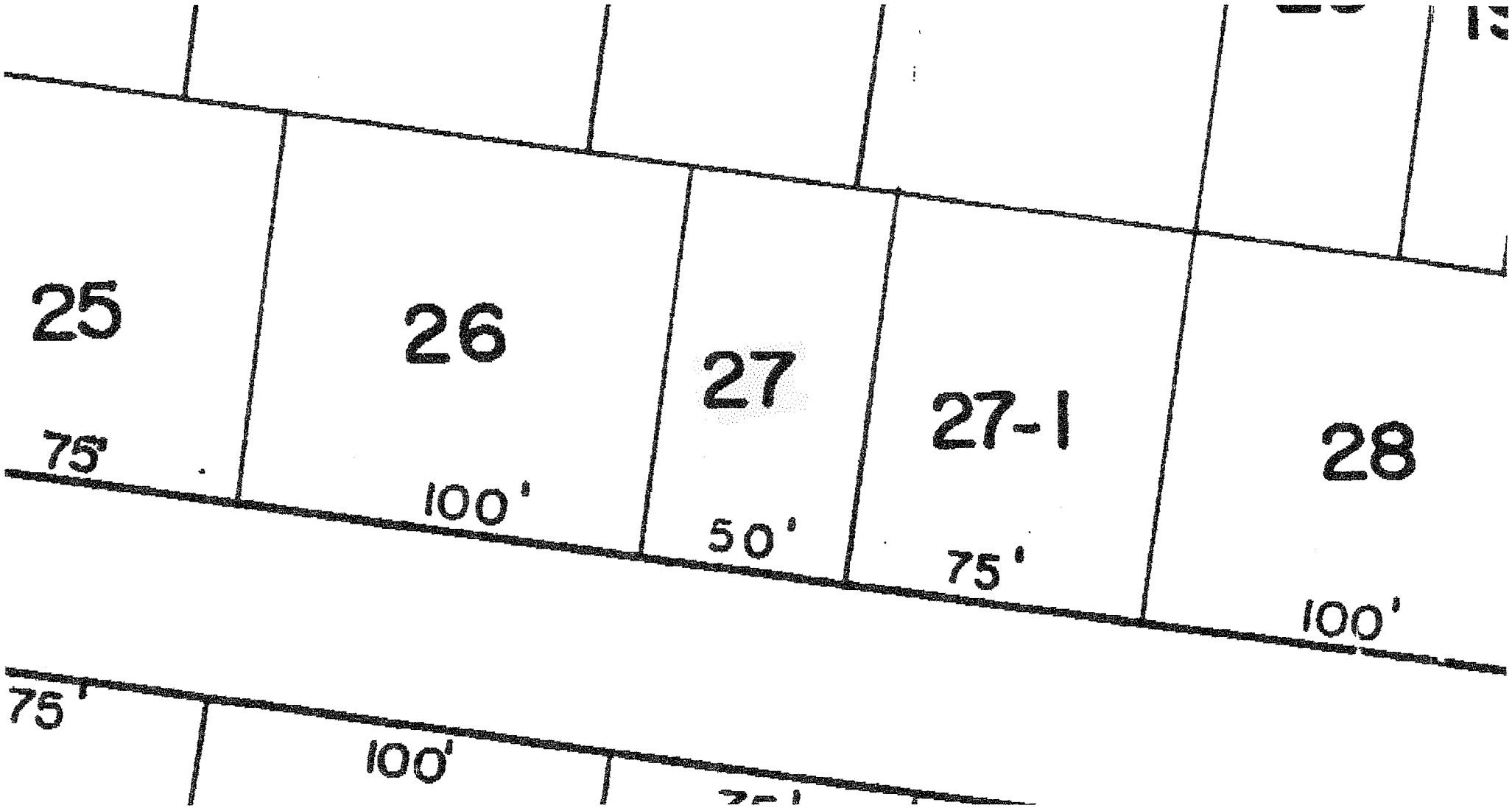
Email address

HWG/lva
Enclosures

Summary of Comments on 20150715_144919.pdf

Page: 1

Number: 1 Author: rgans Subject: Text Box Date: 7/16/2015 10:27:23 AM

the 0 ft sideyard is less than the required.
[Section 232-167(e)(2)]

2640 Atlantic
2-39-27