



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: Francis McNish Jr.

Address: 2905 High ave
Bensalem Pa 19020

Phone No. [REDACTED]

Owner's Name: Same as Above

Address: _____

Phone No. _____

Attorney Name: _____

Address: _____

Phone No. _____

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

Check items if applicable:

Use

Lot Area

Height

Yards

Existing Building

Proposed Building

Occupancy

Other: (describe)

Pre fab shed on Rock

Bed

2. Brief description of Real Estate affected:

Tax Parcel Number:

02-071-009

Location:

Back corner of Property

Lot Size:

7500 sqft

Present Use:

grass

Proposed Use:

shed for car and lawn equipment

Present Zoning Classification:

R2

Present Improvement upon Land:

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.

I have a small 2 story house but I would like to have a place to store my car and am hoping a garage will increase property value

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

Date Determination was made:

August 7, 2014

Your statement of alleged error of Zoning Administrative Office:

The proposed 336 square foot shed is greater than the allowable maximum of 25% of the foot print of the principal building

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, Accessory structure definition

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

Variance to allow the shed on my property

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.

I would like to have a place to store my car and also increase 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.

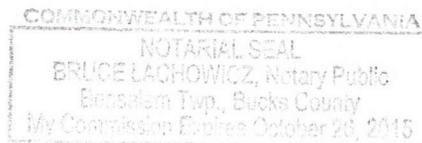

Appellant's or Owner's Signature

8-11-14
Date

Sworn to and subscribed before me this

11th day of August 2002014

Notary Public
My commission expires 10/26/15



VIRGINIA

73.04'

148.65'

150.05'

Crushed Rock

150.27'

50'

HIGH

75'

10

100'

50'

154.32'

6

50'

10'

13



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

August 7, 2014

Francis McNish Jr.
2905 High Ave
Bensalem, Pa. 19020

| | |
|------------------|-------------------------------------|
| Project: | SHED |
| Project Address: | 2905 High Ave Bensalem Pa. 19020 |
| Tax Parcel: | 02-071-009 |
| 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):

- **The proposed 336 square foot shed is greater than the allowable maximum of 25 percent of the foot print of the principal building. [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,

[Redacted Signature]
Harold Gans, P.E., P.L.S.
Township Engineer
215-633-3652

[Redacted Email Address]
Email address

MKT/lva

