



# BENSALEM TOWNSHIP

Building and Planning Department  
2400 Byberry Road f Bensalem PA 19020  
215-633-3644 f 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: DONALD LEITNER

Address: 1127 HIGHLAND AVE  
BENSALEM PA 19020

Phone No. [REDACTED]

Owner's Name: DONALD LEITNER

Address: 1127 HIGHLAND AVE  
BENSALEM PA 19020

Phone No. \_\_\_\_\_

Attorney Name: N/A

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone No. \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1. Application relates to the following:

Check items if applicable:

- |                                                  |                                                       |
|--------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Use                     | <input checked="" type="checkbox"/> Lot Area          |
| <input type="checkbox"/> Height                  | <input type="checkbox"/> Yards                        |
| <input type="checkbox"/> Existing Building       | <input checked="" type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy               |                                                       |
| <input type="checkbox"/> Other: (describe) _____ |                                                       |
- \_\_\_\_\_
- \_\_\_\_\_

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-029-393

Location: 1127 HIGHLAND AVE

Lot Size: 100' X 150'

Present Use: RESIDENCE

Proposed Use: RESIDENCE

Present Zoning Classification: \_\_\_\_\_

Present improvement upon Land: HOUSE & GARAGE

Deed recorded at Doylestown in Deed Book 3 Page 39 & C

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):

232-167 (e) (1) (a)

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

VARIANCE TO ADD NEW FRONT PORCH

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.

EXISTING CONCRETE LANDING HOLDS WATER AND CONCRETE STAIRS ARE CRACKING, FRONT OF CONCRETE FACE IS CRACKING AND FALLING & STAINS

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.

[Redacted Signature]

11/7/14  
Date

Appellant's or Owner's Signature

Commonwealth of Pennsylvania  
County of Bucks

Sworn to and subscribed before me this

7th day of November 2014  
by Donald Leatheronig

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Dorothy M. Dively, Notary Public  
Bensalem Twp., Bucks County  
My Commission Expires May 27, 2016  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Redacted Signature]

My commission expires: May 27 2016





# 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

November 4, 2014

Donald Leitner  
1127 Highland Ave  
Bensalem, PA 19020

<b>Project:</b>	PORCH
<b>Project Address:</b>	1127 Highland Ave Bensalem, PA 19020
<b>Tax Parcel:</b>	02-029-393
<b>Property Owner:</b>	Same as addressed
<b>Permit Status:</b>	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)(1)(a)]. 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.

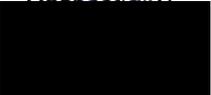
It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

- 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,

  
Matthew K. Takita, A.I.A. M.C.P.  
Director of Building and Planning

  
Email address

MKT/lva  
Enclosures

## Summary of Comments on 20141024\_135241.pdf

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Page: 1

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 Number: 1 Author: mtakita Subject: ZONING REJECTED Date: 11/4/2014 2:13:11 PM

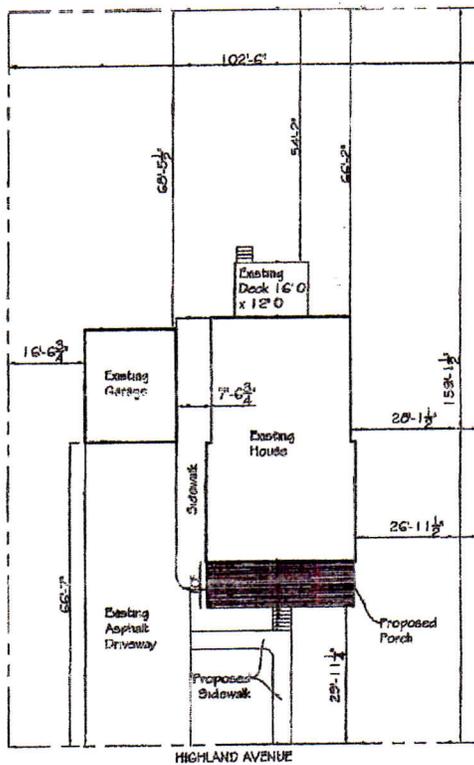
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 Number: 2 Author: mtakita Subject: Text Box Date: 11/4/2014 2:18:03 PM  
THE PROPOSED PORCH HAS A FRONT YARD SETBACK OF 17' WHICH IS LESS THAN THE REQUIRED 25'  
232-167(e)(1)(a)

---

 Number: 3 Author: mtakita Subject: Text Box Date: 10/31/2014 7:11:16 PM +01'00'  
existing house is 52' c/l

---



1  
 2  
 THE PROPOSED PORCH HAS A FRONT YARD SETBACK OF 17' WHICH IS LESS THAN THE REQUIRED 25' 232-187(e)(1)(e)

3  
 existing house is 52' of

101	
ADDITION OF NEW FRONT PORCH	
ELEVATION:	PLOT
SCALE:	4"
DRAWN BY:	08/10/08
DATE:	
DONALD LENTNER, 1127 HIGHLAND AVENUE OAKLAND, CA 94620 Phone: 215-360-6160	



**GENERAL NOTES**

- All Deck Framing to be #2 Pressure Treated 2" x 10" in 10 and 16 foot lengths. Fastened and secured with Simpson Strong Tie LU210Z Joist Hangers 16" on center and L90Z at ends with 10d x 1 1/2" galvanized nails.
- Deck Framing to be secured to existing house using (2) 1/2" x 5" Red Head concrete wedge anchors 16" O.C. and supported on front with (4) 2" x 8" x 16' pressure treated lumber (spliced at center post) sitting on a 4" x 4" post using a Simpson BC4 post cap. Bottom of post to be fastened to a 10" concrete footing 36" deep with a Simpson ABA447Z adjustable post base.
- Top decking, 10" stair treads and 6 3/4" risers are to be 1 1/4" x 6" Gorilla Decking. Railing to be "T" rail system 36" high with colonial ballisters. All decking and railing is manufactured by Homeland Vinyl Products, Birmingham AL.
- Columns are 8" diameter Permacast columns as manufactured by HB&G, Troy, AL. Each having a structural load of 10,000 lbs maximum. Fastened to deck using HB&G column installation kit #17040. Each column to have a Tuscan cap and base.
- Roof rafters to be 2" x 6" lumber 24" on center fastened to ledger with galvanized nails and to the beams using Simpson HIZ hurricane tie and 10d x 1 1/2" galvanized nails. Beams are to be (2) 2" x 10" x 12' spliced centerline of 8" column.
- Roof substrate is 5/8" plywood sheathing with #30 lb felt paper and Asphalt shingle to match existing.

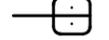
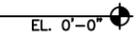
**DEMOLITION NOTES**

- Remove existing wrought iron railing, top concrete pad, and concrete stairs.

**NEW PORCH ADDITION  
1127 HIGHLAND AVENUE  
BENSALEM PA 19020**

**ABBREVIATIONS / SYMBOLS**

- D.O. = DOOR OPENING
- F.F. = FINISHED FLOOR
- F.L. = FRAME LENGTH
- F.H. = FRAME HEIGHT
- F.W. = FRAME WIDTH
- O.C. = ON CENTER
- PT = PRESSURE TREATED

-  = REVISION
-  = ELEVATIONS
-  = DETAIL CUT
-  = ELEVATION MARK
-  = BLDG COLUMN LINE
-  = GLASS TYPE
-  = SECTION CUT
-  = DOOR TAG



**SHEET SUMMARY**

- 100 - COVER SHEET
- 101 - EXISTING PLOT PLAN
- 102 - PROPOSED PLOT PLAN
- 103 - NORTH ELEVATION
- 104 - EAST ELEVATION
- 105 - FRAMING PLAN
- 106 - DETAILS
- 107 - DETAILS
- 108 - EXHIBITS

100

ADDITION OF NEW FRONT PORCH

ELEVATION:

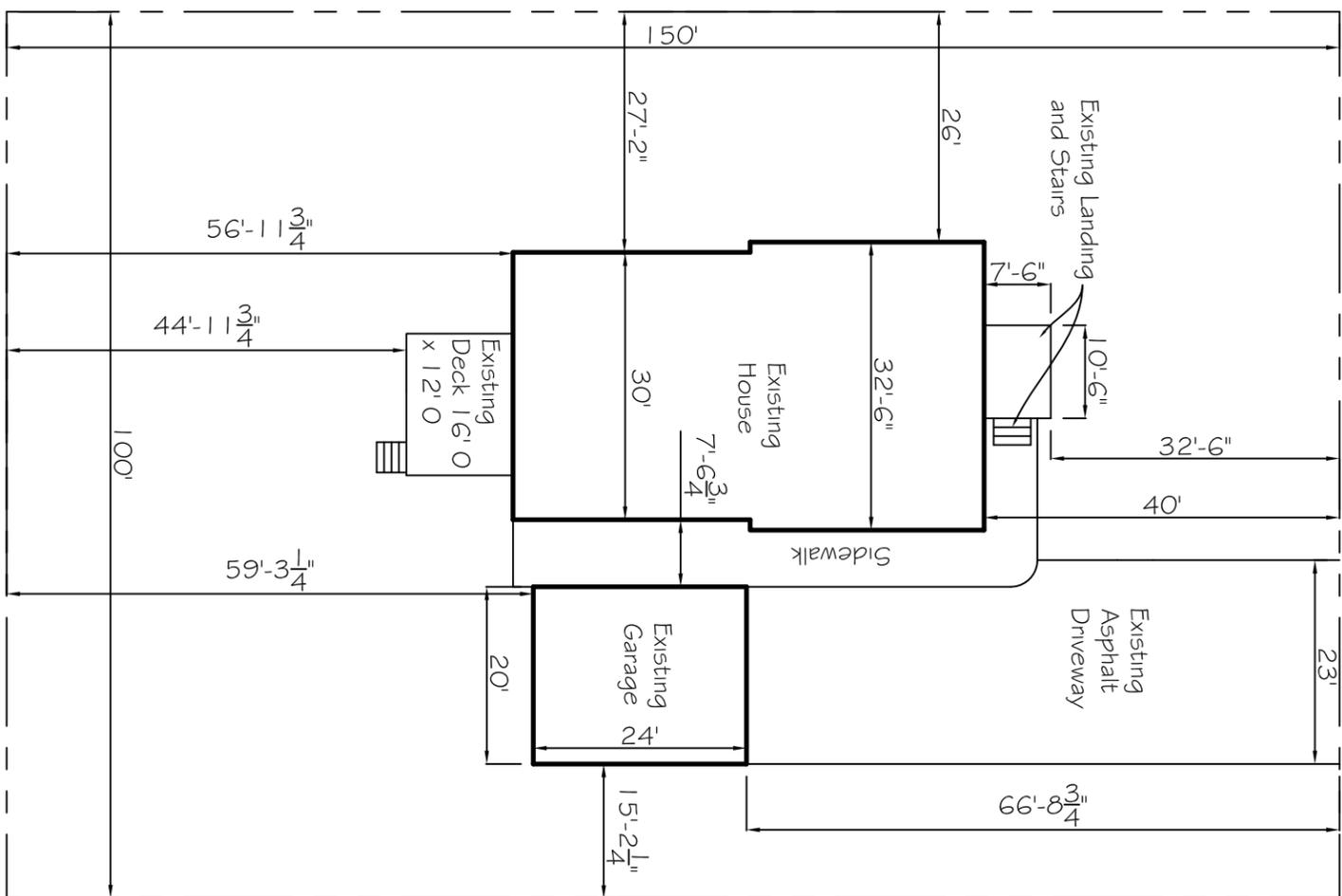
SCALE:

DRAWN BY: djl

DATE: 11/05/14

DONALD LEITNER  
1127 HIGHLAND AVENUE  
BENSALEM, PA 19020  
Phone: 215-360-6160

EXISTING PLOT PLAN



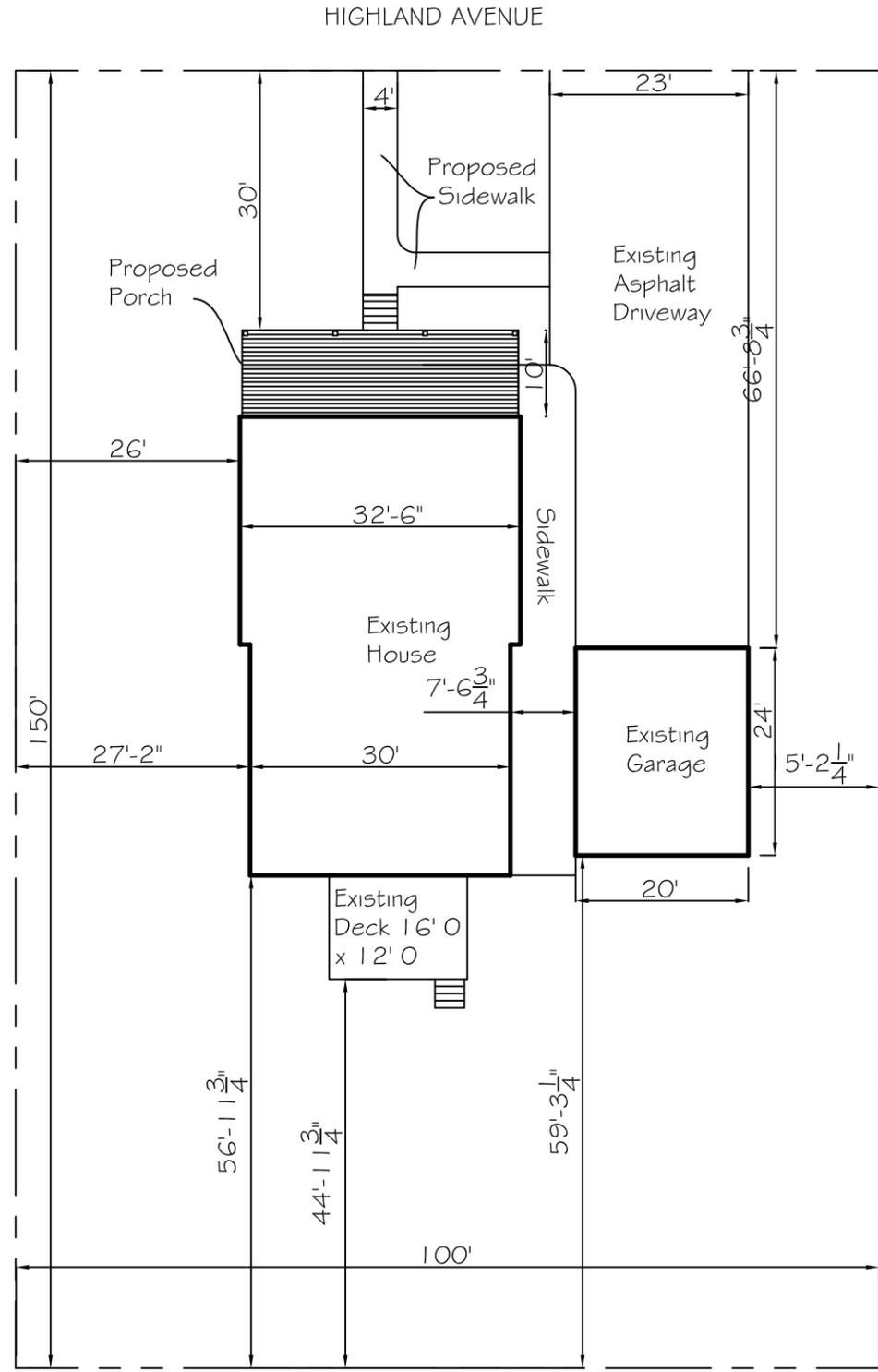
HIGHLAND AVENUE

DONALD LEITNER  
 1127 HIGHLAND AVENUS  
 BENSALLEM, PA 19020  
 Phone: 215-360-6160

ELEVATION:	PLOT
SCALE:	
DRAWN BY:	djl
DATE:	11/05/14

ADDITION OF NEW  
 FRONT PORCH  
 EXISTING PLOT PLAN

101

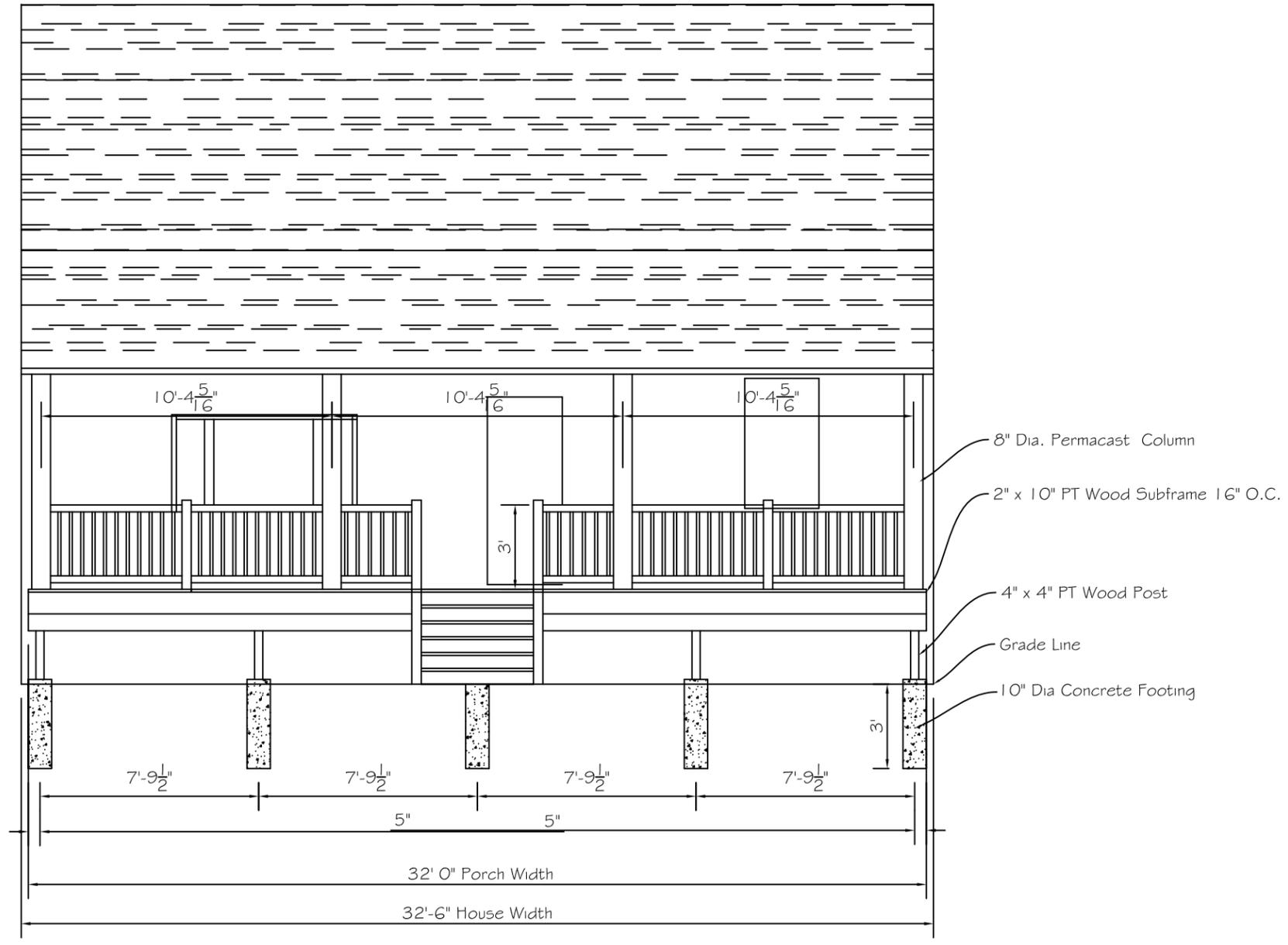


PROPOSED PLOT PLAN

DONALD LEITNER  
 1127 HIGHLAND AVENUE  
 BENSALTEM, PA 19020  
 Phone: 215-360-6160

ELEVATION:	PLOT
SCALE:	
DRAWN BY:	djl
DATE:	11/05/14

ADDITION OF NEW  
 FRONT PORCH  
 PROPOSED PLOT PLAN

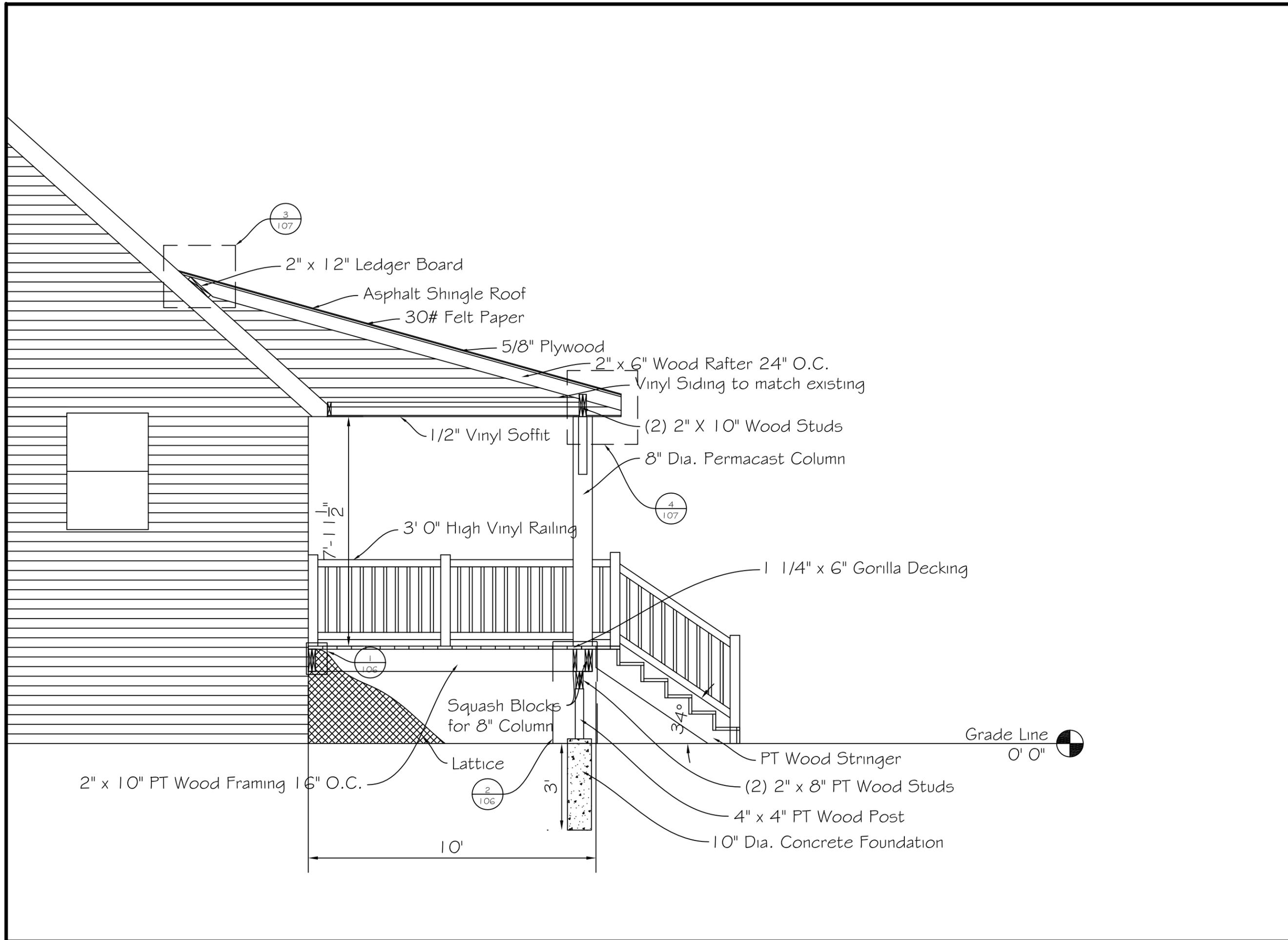


DONALD LEITNER  
 1127 HIGHLAND AVENUE  
 BENSALLEN, PA 19020  
 Phone: 215-360-6160

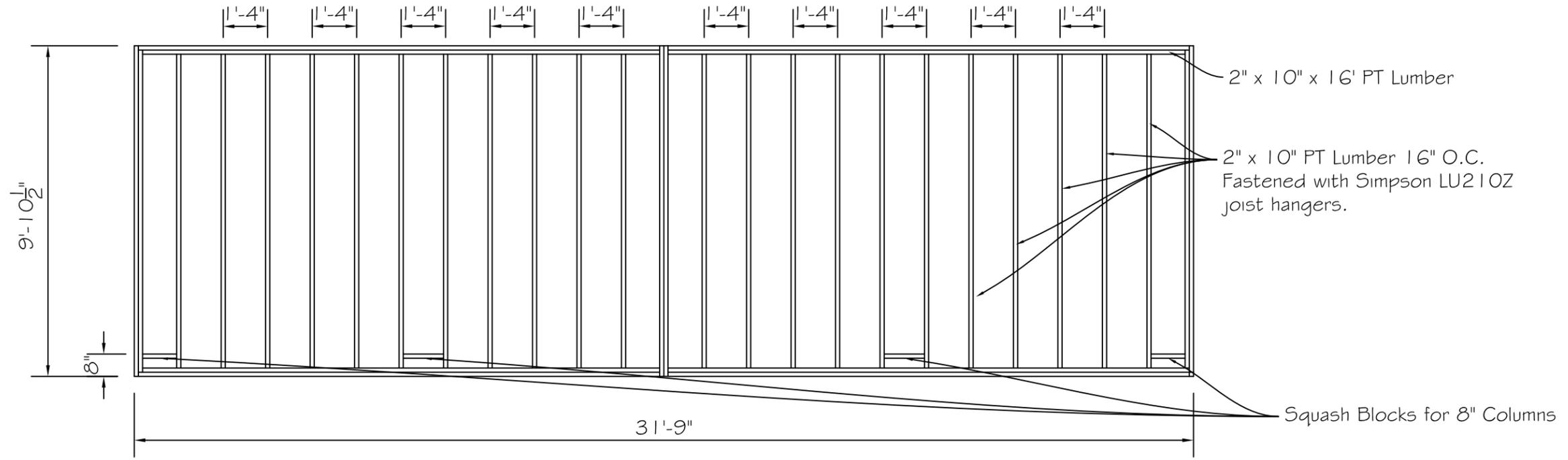
ELEVATION: NORTH  
 SCALE:  
 DRAWN BY: djl  
 DATE: 11/05/14

ADDITION OF NEW  
 FRONT PORCH

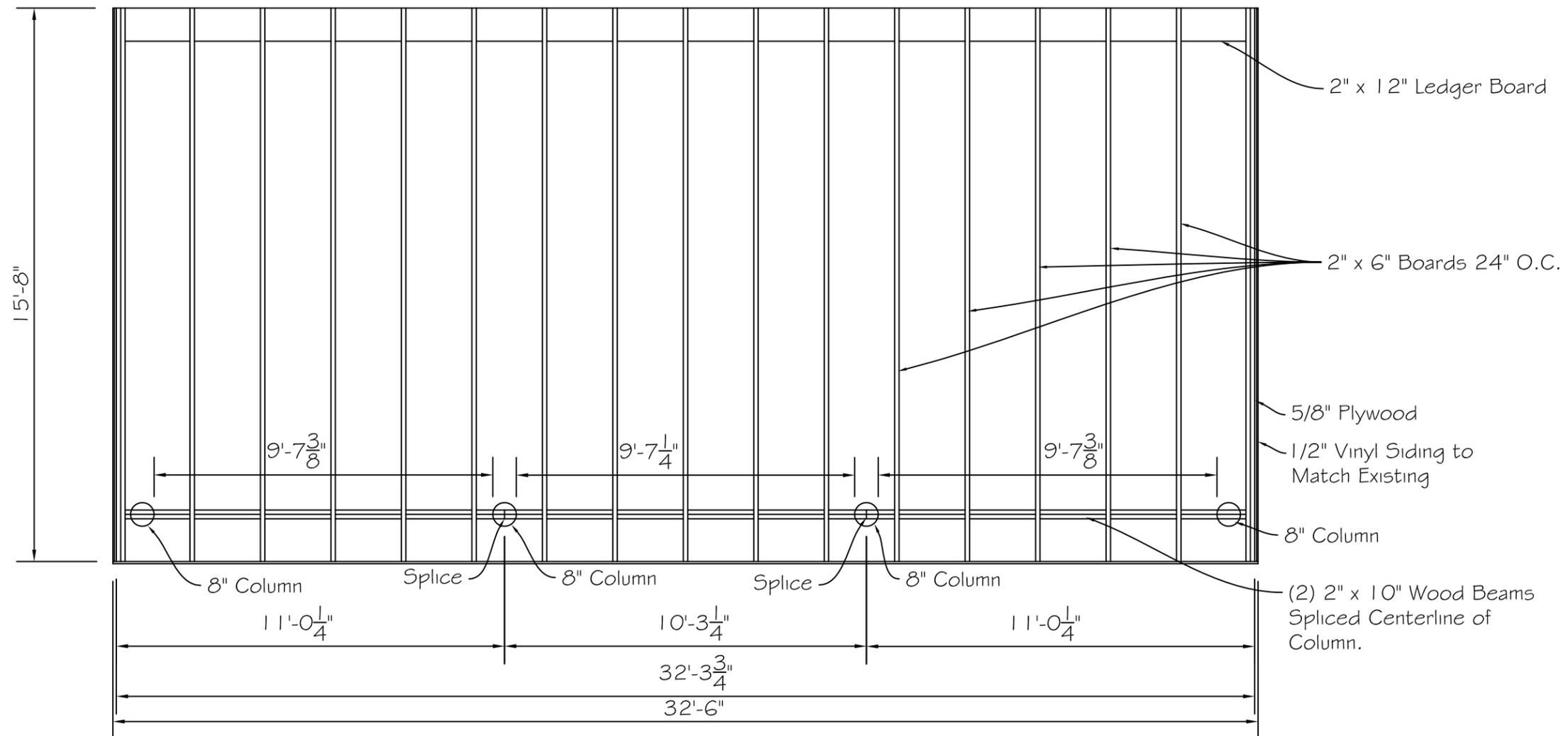
103



DONALD LEITNER 1127 HIGHLAND AVENUE BENSALLEN, PA 19020 Phone: 215-360-6160		EAST SCALE: DRAWN BY: djl DATE: 11/05/14	ADDITION OF NEW FRONT PORCH	104
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TOP VIEW OF DECK FRAMING



TOP VIEW OF ROOF FRAMING

105

ADDITION OF NEW FRONT PORCH

ELEVATION:

SCALE:

DRAWN BY:

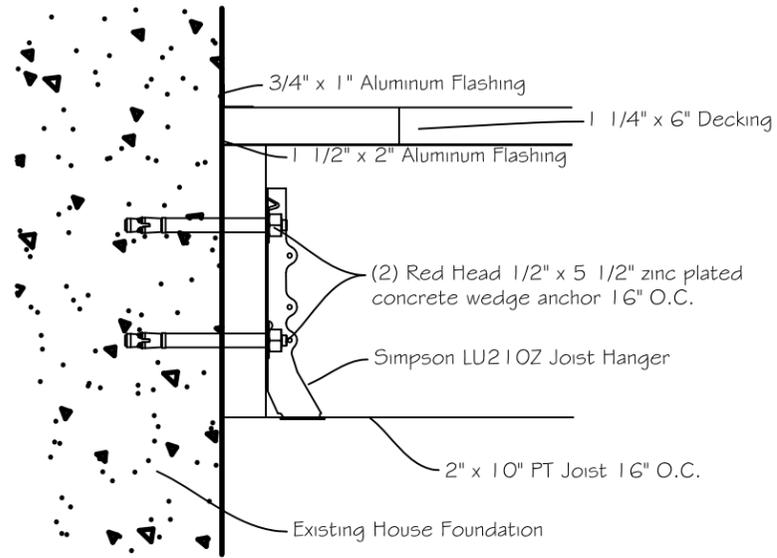
DATE:

Framing

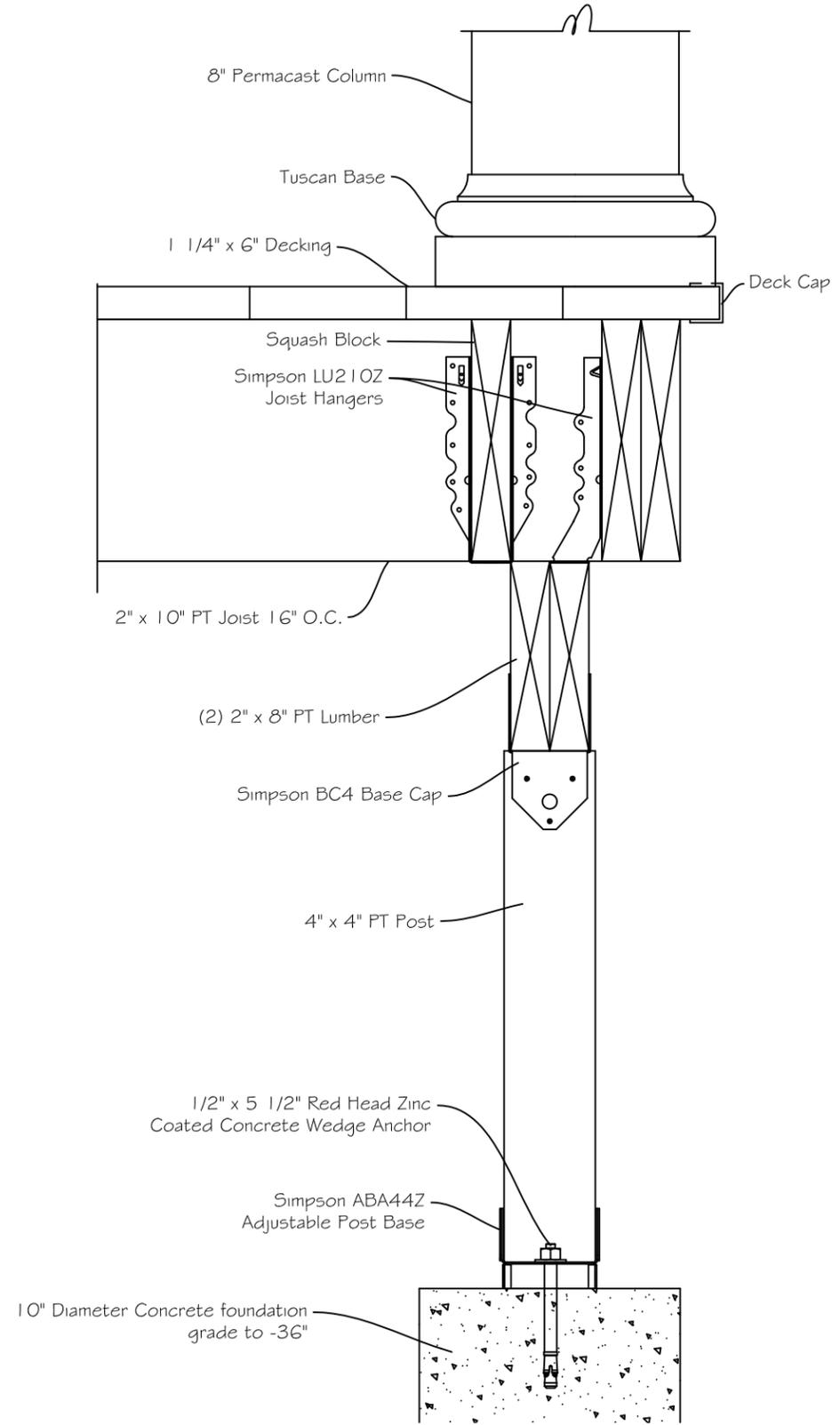
djl

10/05/14

DONALD LEITNER  
1127 HIGHLAND AVENUE  
BENSALLEN, PA 19020  
Phone: 215-360-6160



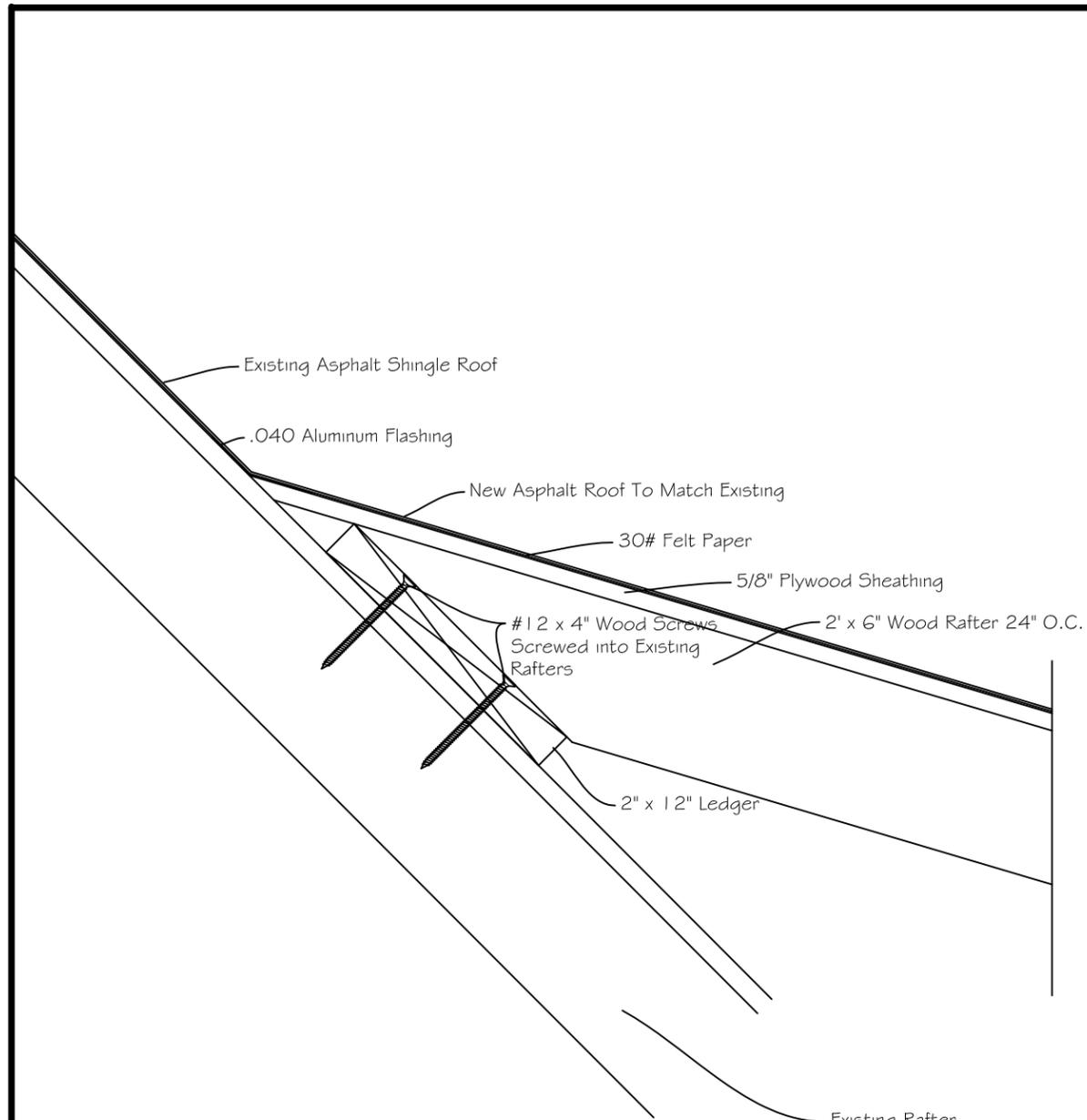
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106



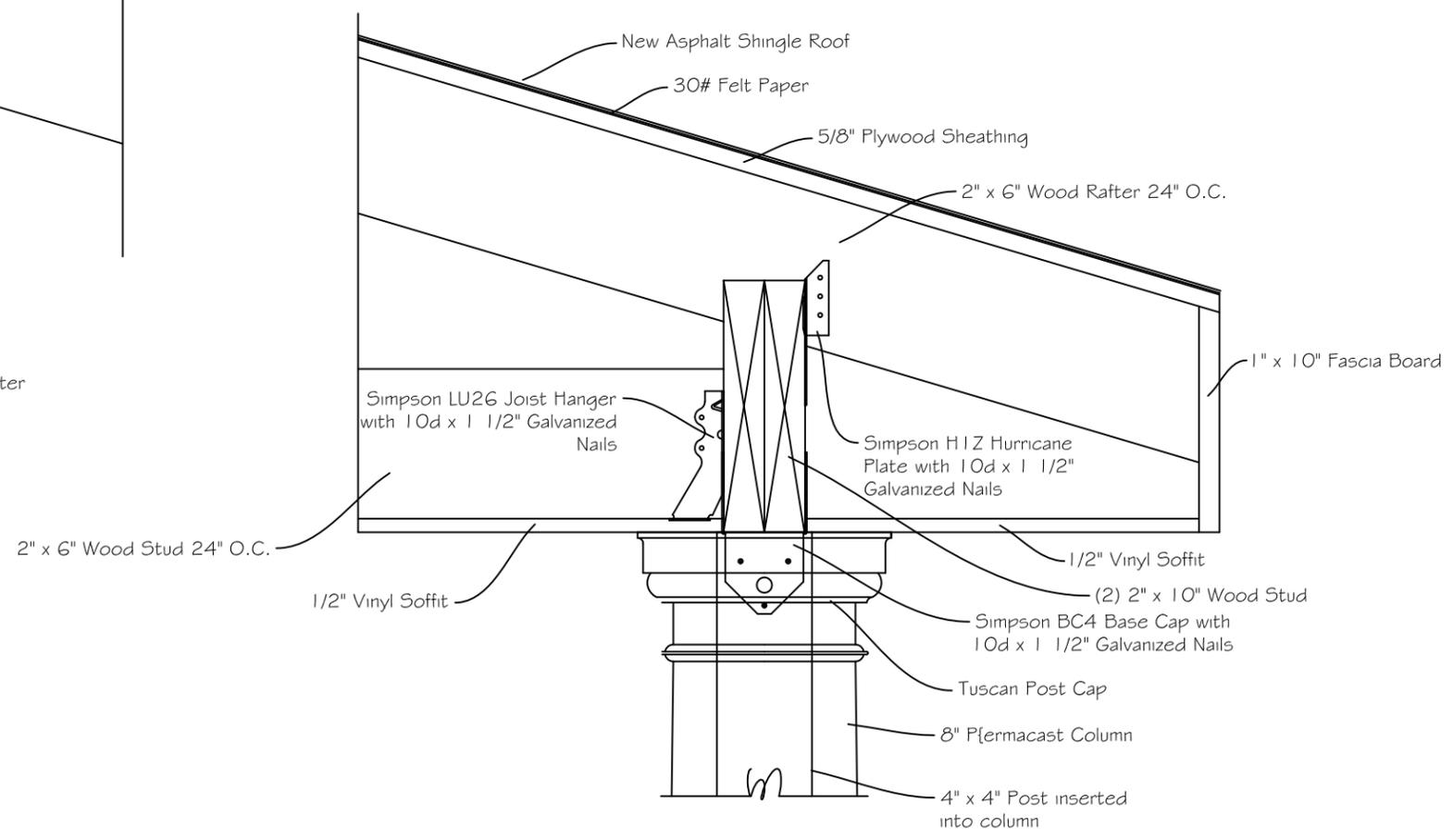
2  
106

ELEVATION:	Details
SCALE:	
DRAWN BY:	djl
DATE:	11/05/14

DONALD LEITNER  
1127 HIGHLAND AVENUE  
BENSALLEN, PA 19020  
Phone: 215-360-6160



3  
107



4  
107

ADDITION OF NEW  
FRONT PORCH

ELEVATION:	Details
SCALE:	
DRAWN BY:	djl
DATE:	11/05/14

DONALD LEITNER  
1127 HIGHLAND AVENUE  
BENSALTEM, PA 19020  
Phone: 215-360-6160

# EXHIBITS



LANDING HOLDS WATER



STAIRS ARE CRACKED



BASE OF CONCRETE FACE IS CRACKING AND FALLING



FRONT OF LANDING IS DISCOLORED

ELEVATION:	EXHIBITS
SCALE:	
DRAWN BY:	djl
DATE:	11/05/14

DONALD LEITNER  
 1127 HIGHLAND AVENUE  
 BENSALTEM, PA 19020  
 Phone: 215-360-6160