



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: Warner Lee

Address: 6243 Hulmanville Rd
Bensalem, Pa

Phone No. _____

Owner's Name: Same as above

Address: _____

Phone No. _____

Attorney Name: N/A

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) SIZE
- Lot Area
- Yards
- Proposed Building

2. Brief description of Real Estate affected:

Tax Parcel Number: 02.053.001

Location: 6243 Hulmeville Rd

Lot Size: 100x278

Present Use: single family dwelling

Proposed Use: detached garage

Present Zoning Classification: _____

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.

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):

232-6

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

Variance to allow a detached garage exceeding 25% of the principal structure.

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.

Currently paying to store antique car, get other vehicles under roof, lawn equipment storage, size of home has very limited storage. Storage of seasonal and personal items.

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]

May 6, 2014
Date

Appellant's or Owner's Signature

Sworn to and subscribed before me this

6 day of May 2014

[Redacted Notary Name]

Notary Public

My commission expires: 1-14-15

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JODI A. HOY-KAISER, Notary Public
City of Cressona, Schuylkill County
My Commission Expires Jan. 14, 2015

April 7, 2014

Warner Lee
6243 Hulmeville Road
Bensalem, PA 19020

RE: 6243 Hulmeville Road – A/L
File No. 0907.0999.00

We have received your request for a stakeout inspection of a proposed garage. We have failed the stakeout for the following reasons:

1. The proposed detached garage is larger than 25% of the primary structure. This is in violation of Section 232-6. A zoning variance is required.
2. Must comply with notes for stormwater management per township engineer.

At this time, your stakeout inspection has failed. To continue with the proposed construction of the garage, all zoning and engineering requirements must be met.

You are also required to contact the engineering department directly for scheduling of any future engineering inspections. If you have any questions, please contact me in Bensalem at 215-633-3652.

O'Donnell & Naccarato, Inc.



Quinton Nearon
Bensalem Township Engineering Inspector

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

QN:HWG:tar

cc: Matthew Takita, Director of Building and Planning, Bensalem Township
Earl Jacoby, 716 South route 183, Schuylkill haven, PA 17972



RE K.C.M.



Please Sign
and Return to Pioneer

SERVICE CONTRACT

Page: 1 of 4

Prepared For:
Warner Lee
6243 Hulmeville Road
Bensalem, PA 19020

Building Site:
6243 Hulmeville Road
Bensalem, PA 19020

Contract ID: PQS-67482-010
Contract Date: 10/28/2013
Customer ID: 67482

Phones: Home: 267-568-2456 • Mobile: 215-768-8684

Building

Dimensions: 30' W x 40' L x 12' 4" H
4 x 6 poles .60 treated poles 8' on center
Siding: 29 Gauge Frontier Panel Limited Lifetime Warranty , Color: Light Stone
Roofing: 29 Gauge Frontier Panel Limited Lifetime Warranty , Color: Brown
30' Custom Trusses, 4' on center, 4/12 pitch, snow load by code and design

Openings

(1) 9 x 8 Residential Classic, 15" track, Placement: eave, Color: White, Lights: 2
(1) 10 x 10 Residential Classic, 15" track, Placement: eave, Color: White, Lights: 2
(1) Window 3W 4H Single Hung Insulated White with Grids & Screen

Overhangs

Eave 1: Flush, Eave 2: OH 1', Gables Overhang: Flush, Soffit: White Vinyl

Miscellaneous

2 x 6 Skirtboard .60 Treated

Additional Materials

- Pioneer permit service included in contract total. Any fees required by permit issuing municipality are the responsibility of the customer.
- (1) 3068 9 lite LH inswing entry door, insulated. Color: White.
- Overhead doors to have long panel windows.
- IBC Use Code - Utility Group U.
- Contract change-- this contract replaces (67482-006) increased building height and changed size of overhead door (9x11 to 10x10)
- Contract change-- this contract replaces (67482-007) decreased thickness of concrete floor, removed overhang from one eave, and added permit service.

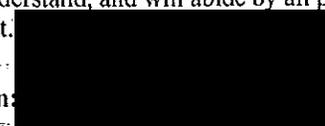
Trim Colors

Base Angle: Brown, Double Angle: Brown, Entry Door: White, Fascia: White, Overhead Door: White,
Outside Corner: Light Stone, Rake: Brown, Ridge: Brown

TOTAL CONTRACT PRICE, including delivery and applicable taxes:	\$13,977
DEPOSIT:	\$4,425
DUE ON DELIVERY:	\$8,552
DUE AND PAYABLE TO CREW UPON COMPLETION OF BUILDING:	\$1,000

Truss Loads: Per Code & Design • Footings and Headers: Per Code & Design • Double Truss Plate: Per Code & Design •
2 x 4 Purlins, 24" on center: roof, sides, and gable • Site out of grade: 35" • Gable Sign: No • 2 x 6 Treated Skirtboard •
Set doors for: 4" concrete floor

I have read, understand, and will abide by all pages of this agreement. Additional terms can be found on the other pages of this service contract.

Customer Sign:  Print: Warner L. Lee Title: _____ Date: 11-5-13

Customer Sign: _____ Print: _____ Title: _____ Date: _____

Pioneer Pole Buildings ("CONTRACTOR")  Date: 11/2/13

CONTRACT # PQS-67482-010

Code Inspections Inc.

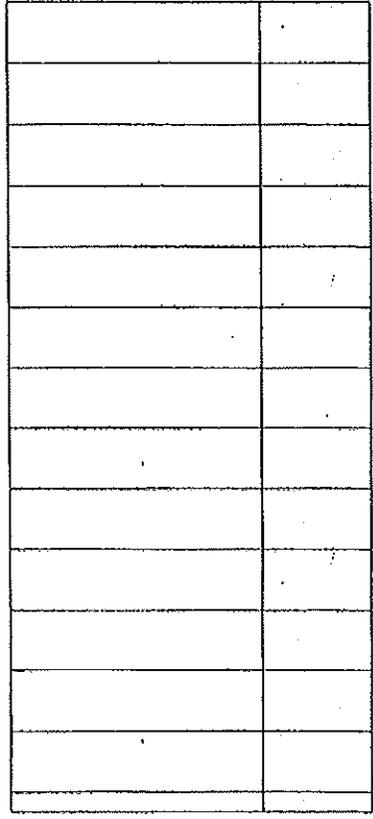
Commonwealth of Pennsylvania TPA Certification # A 16

These documents have been reviewed and APPROVED for compliance to the Pa. UCC, Act 45 of 1999. All non-design changes that are part of this approval are clearly marked on the construction documents and/or accompanying "change" documents.

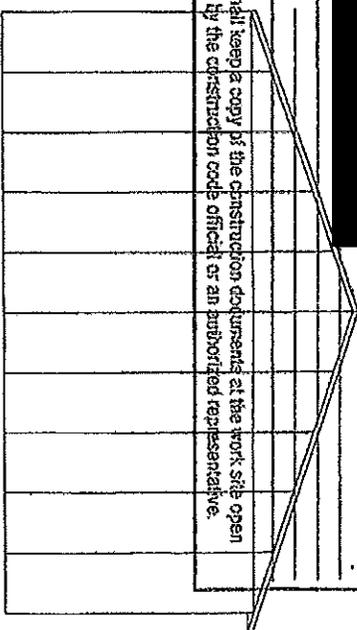
Reviewed By: *[Redacted]* Date: *3/26/14*

- Building
- Plumbing
- Mechanical
- Electrical
- Fire
- Accessibility

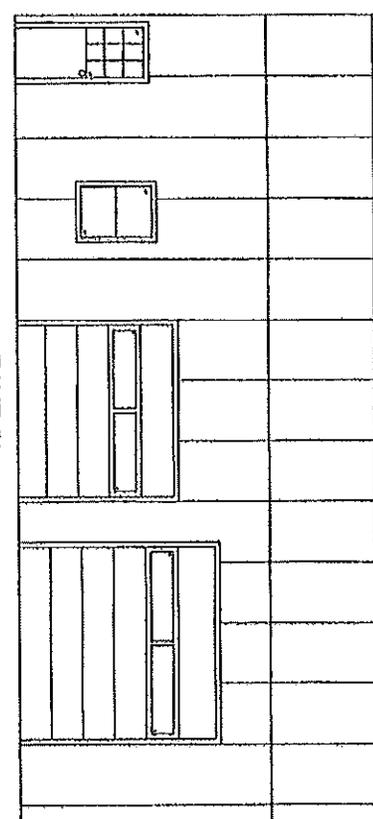
The applicant shall keep a copy of the construction documents at the work site open to inspection by the construction code official or an authorized representative.



EAVE #1



GABLE #1 & #2



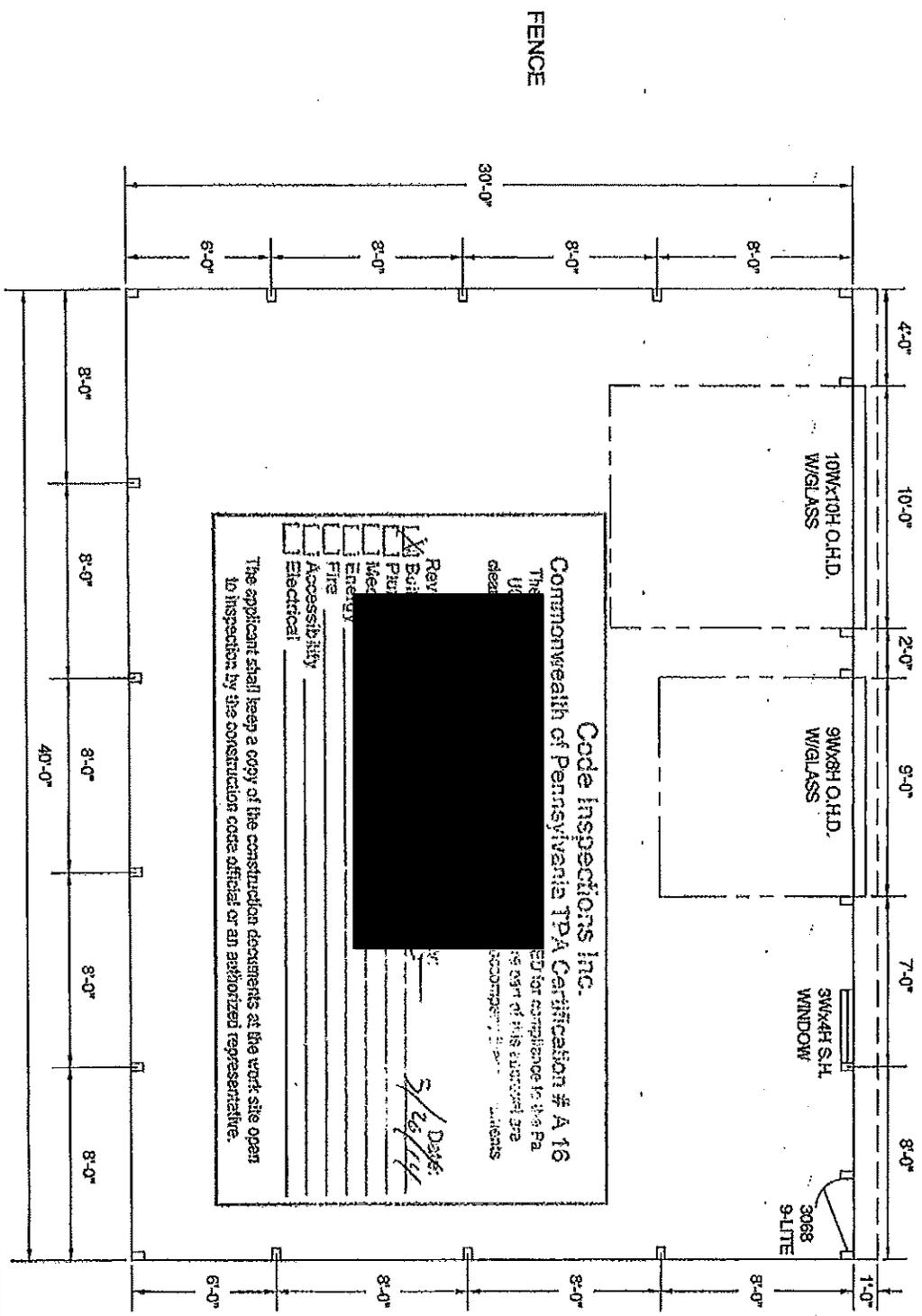
EAVE #2

REVISED 10-31-13 (HLK) #010

ALL RIGHTS RESERVED BY PIONEER POLE BUILDINGS, INC. NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

PPB, Inc. Pioneer Pole Buildings, Inc. 716 South Rt. 193 Selby/Fall Haven, PA 17972 1-800-448-2505 Toll Free		JOB SITE ADDRESS: SAME	CUSTOMER ADDRESS: WARNER LEE 6243 HULLMEYER ROAD DENVER, PA 19020 207-688-9288	DRAWN BY: JLM/HLK	DATE: 10-31-13
PROJECT NO.: 30X40X12'-4"		BUILDING CODE: 30X40X12'-4"		CHECKED BY: JLM	PERMITS: LEE-010

DETAILED PLAN OF Prop STRUCTURES



Code Inspections Inc.
 Commonwealth of Pennsylvania TPA Certification # A 16
 The undersigned is duly licensed and qualified as a Code Inspector in accordance with the provisions of the Act of June 22, 1937, P.S. § 5401, et seq., and the Regulations thereunder.

Rev: Building
 Plumbing
 Mechanical
 Fire
 Energy
 Accessibility
 Electrical

Date: 5/26/14

The applicant shall keep a copy of the construction documents at the work site open to inspection by the construction code official or an authorized representative.

FENCE

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PPB, Inc. Pioneer Pole Buildings, Inc. 716 South Rt. 105 Schuylkill Haven, PA 17972 1-800-448-2505 Toll Free		JOB SITE ADDRESS: SAME	CUSTOMER ADDRESS: WARNER LEE 6427 HILLVIEW LEE ROAD BETHLEHEM, PA 18020 207-588-2858
PROJECT NO: 30X40X12-4"	DATE: 10-24-13	DRAWN BY: POLE MAN	CHECKED BY: LEE-016

REVISED 10-31-13 (HLN) #010

