



# 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: Chintal Patel & Archana Patel

Address: 5111 Lighthouse Ln  
Bensalem, PA - 19020

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

E-Mail Address: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

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

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

E-Mail Address: \_\_\_\_\_

Attorney Name: \_\_\_\_\_

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

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

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

\_\_\_\_\_

\_\_\_\_\_

1. Application relates to the following:

Check items if applicable:

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

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-084-112

Location: 5111 Lighthouse Lane Bensalem

Lot Size: 100 X 20

Present Use: Deck

Proposed Use: DECK

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

Present Improvement upon Land: NONE

Deed recorded at Doylestown in Deed Book 6207 Page 1925

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: \_\_\_\_\_

Your statement of alleged error of Zoning Administrative Office: \_\_\_\_\_

N/A

1. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

232-181(e) 2)

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

Setback 18.42'

3. 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 are requesting as section 232-181(e)2)  
for <sup>various</sup> 1 and half feet for deck <sup>has</sup> 16 ft which will have  
receive setback of 18.42'

4. 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

04/04/16  
Date

Sworn to and subscribed before me this

4th day of April 2016

Notary Public

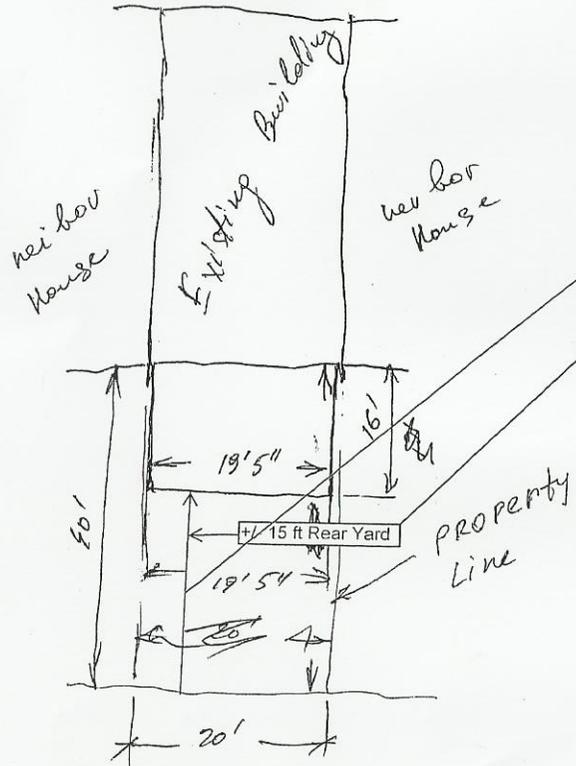
My commission expires: Jan 25 2020

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Jaymesh V. Patel, Notary Public  
Bensalem Twp., Bucks County  
My Commission Expires Jan. 25, 2020  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Summary of Comments on 5111 LIGHTHOUSE DECK.pdf

Page: 6

|  |                          |                            |
|--|--------------------------|----------------------------|
| Author: rgans  | Subject: ZONING REJECTED | Date: 3/15/2016 2:56:49 PM |
| Author: rgans  | Subject: Text Box        | Date: 3/15/2016 2:56:21 PM |
| The proposed 15 ft rear yard setback is less than the required 20 ft [Section 232-181(e)(2)] |                          |                            |
| Author: rgans  | Subject: Line            | Date: 3/15/2016 2:52:13 PM |
| Author: rgans  | Subject: Callout         | Date: 3/15/2016 2:53:36 PM |
| +/- 15 ft Rear Yard  |                          |                            |



The proposed 15 ft rear yard setback is less than the required 20 ft [Section 232-181(e)(2)]



PHILADELPHIA, PA | BETHLEHEM, PA | MOUNTAINSIDE, NJ

PRINCIPALS

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William F. O'Donnell, PE, *Retired*

Peter A. Naccarato, PE, *Retired*

March 29, 2016

Chintal Patel  
5111 Lighthouse Lane  
Bensalem, PA 19020

**RE: 5111 Lighthouse Lane – Deck (#2016-112912)  
File No. 0907.0999.00**

We reviewed your deck permit application and we determined the approximate rear yard property line. Your submission has been rejected for the following reason:

1. The proposed deck will have a rear yard setback of 18.42'. This is less than the minimum 20' which is required in your zoning district. This is in violation of Section 232-181(e)2).

**Based on the above listed zoning deficiency, your permit has been rejected. In order to proceed with this application, you are required to obtain a variance from the Bensalem Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained in the Building and Planning Department located in the Bensalem Township Municipal Complex at 2400 Byberry Rd, Bensalem Township.**

If you have any questions, please contact me at 215-633-3652 or [qnearon@bensalempa.gov](mailto:qnearon@bensalempa.gov).

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  
Archana Patel via email [archp83@gmail.com](mailto:archp83@gmail.com)

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LIGHTHOUSE

|     |      |     |
|-----|------|-----|
| 39  | 100' | 139 |
| 39  | 100' | 138 |
| 39  | 100' | 137 |
| 39  | 100' | 136 |
| 20  | 100' | 135 |
| "   |      | 134 |
| "   |      | 133 |
| "   |      | 132 |
| "   |      | 131 |
| 20  |      | 130 |
| 415 | 100' | 129 |
| 39  | 100' | 138 |
| 39  | 100' | 137 |
| 39  | 100' | 136 |
| 39  | 100' | 135 |
| 39  | 100' | 134 |
| 39  | 100' | 133 |
| 39  | 100' | 132 |
| 39  | 100' | 131 |
| 39  | 100' | 130 |
| 39  | 100' | 129 |

55.68'