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: Alex Tarasenko

Address: 3880 Lima Avenue
Trevose, PA 19053

Phone No. _____

Owner's Name: - Same as Appellant -

Address: _____

Phone No. _____

Attorney Name: Thomas R. Hecker, Esquire

Address: 680 Middletown Boulevard
Langhorne, PA 19047

Phone No. 215-750-0110

Interest of appellant, if not owners (agent, lessee, etc.): N/A

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: 02-005-146 and 02-005-147

Location: 3880 Lima Avenue - Trevose, PA 19053

Lot Size: 7,997 SF (80.37 x 83)

Present Use: Single-family residential

Proposed Use: Single-family residential

Present Zoning Classification: R-2

Present Improvement upon Land: Single-family framed dwelling

Deed recorded at Doylestown in Deed Book 6243 Page 2070

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

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 232-167(e)(3)

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

Variance for a rear yard setback for constructed dwelling. Required 25 FT and the dwelling has a setback of 14.03 FT.

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.

The rear yard is consistent with the neighborhood and some of the surrounding properties and will not adversely impact the health, safety or welfare of the community.

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: Attn

Date: 4/14/15

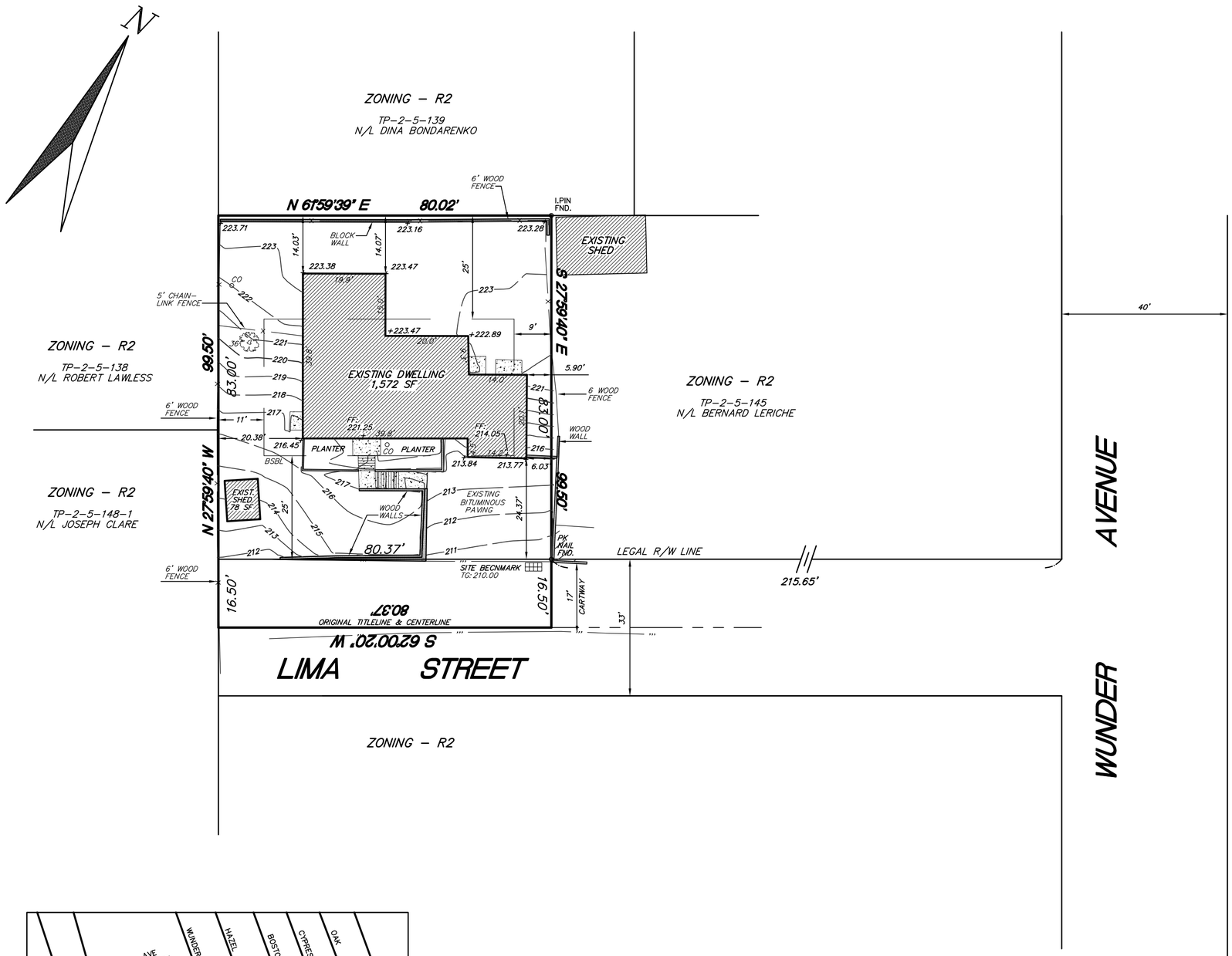
Sworn to and subscribed before me this

14th day of April ~~200~~ 2015

Notary Public

My commission expires: March 27, 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHARON L. SANTI, Notary Public
Middletown Twp., Bucks County
My Commission Expires March 27, 2016



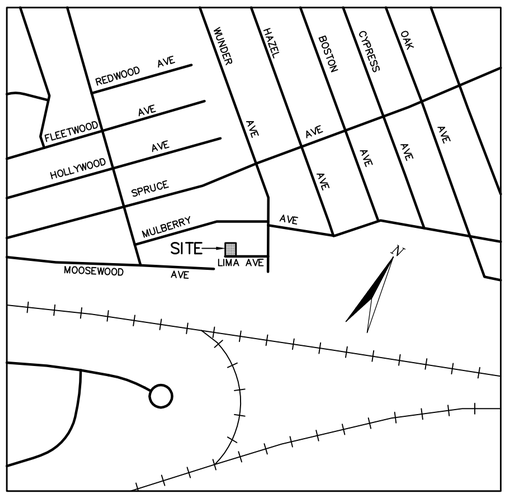
SUMMARY

1. TAX PARCEL – 2–5–146 & 2–5–147
2. AREA TO CENTERLINE & TITLELINE – 7,997 SF
   LEGAL R/W LINE – 6,671 SF
3. ZONING – R2, RESIDENTIAL DISTRICT

REQUIRED	PROVIDED
a.AREA–7,500 SF	6,671 SF
b.LOT WIDTH–75'	80.37'
c.FRONT YARD–25'	24.37'
d.SIDE YARD–9'	5.90'
AGGR.–20'	26.41'
e.REAR YARD–25'	14.03'
f.BLDG. AREA–40%	24.7%
g.IMP. COV.–45%	38.5%
h.BLDG. HEIGHT–35'	25'±

IMPERVIOUS COVERAGE BREAKDOWN	
DWELLING	1,572 SF
SHED	78 SF
DRIVEWAY	750 SF
CONCRETE	167 SF
TOTAL IMPERVIOUS COVERAGE	2,567 SF

4. THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER LINES BEFORE COMMENCING CONSTRUCTION. (1–800–242–1776)
5. OWNER: ALEXANDER TARASENKO
   3880 LIMA STREET
   FEASTERVILLE, PA 19053
6. APPLICANT: GREEN CONSTRUCTION CONCEPTS, LLC
   51 BUCK ROAD
   HUNTINGDON VALLEY, PA 19006



LOCATION MAP
SCALE: 1" = 800'

LEGEND

+100.2	EXISTING SPOT ELEVATION
100	EXISTING CONTOUR
	CONCRETE CURB
	CONCRETE SIDEWALK OR PAD
GS	GAS VALVE
	EDGE OF PAVING
	EXISTING TYPE 'M' INLET
X	FENCE
CO	CLEAN OUT

ZONING SITE PLAN
LOT Nos. 1595 thru 1598, No.7 FERGUSON'S NESHAMINY FALLS SUBD.
BENSALEM TOWNSHIP, BUCKS COUNTY, PA.
MADE FOR

GREEN CONSTRUCTION CONCEPTS, LLC

SCALE: 1"=20' 0 20 40 60 9 APRIL 2015

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD * WARMINSTER, PA. 18974 * (215) 672–8671 FAX (215) 672–6765
EST. 1967

COMM.#8991
FB–322/100

C–1474