



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: 2016-496

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

RECEIVED

APR 22 2016

BENSALEM TOWNSHIP
BUILDING AND PLANNING

Appellant Name: Paul Watkins

Address: 4233 Master Ave
Trevose, Pa 19053

Phone No. _____

E-Mail Address: _____

Owner's Name: same

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 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: 02-007-099

Location: 4233 Master Ave Bensalem

Lot Size: 65' x 150' or 9750 sqft.

Present Use: Single family dwelling

Proposed Use: _____

Present Zoning Classification: _____

Present Improvement upon Land: _____

Deed recorded at Doylestown in Deed Book LRB 4893 Page 178

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: _____

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):

section 232-167 (e)(1)a

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

Allow variance for setback from street requirement for deck on side of house

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.

Deck is still back 9' from corner of house and is only non conforming on one side.

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.

4-22-2016

Appellant's or Owner's Signature

Date

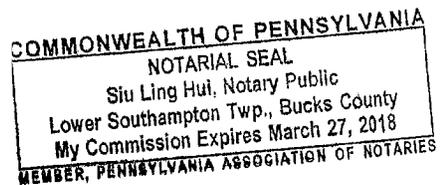
Sworn to and subscribed before me this

22TH day of APRIL 200 16

Notary Public

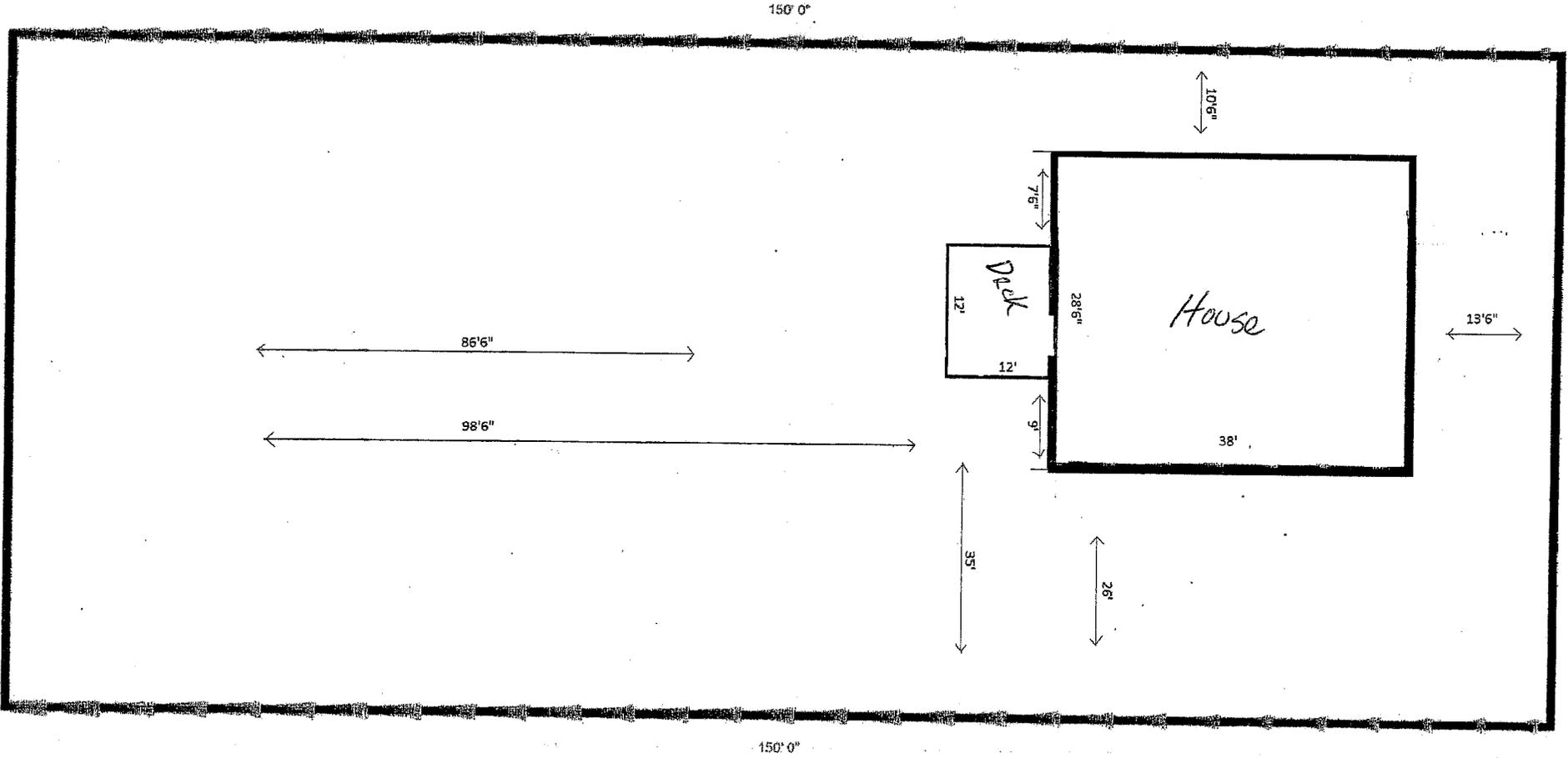
My commission expires.

5-1-2018



Paris Ave

0.89



Master Ave.



PHILADELPHIA, PA | BETHLEHEM, PA | MOUNTAINSIDE, NJ

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

Peter A. Naccarato, PE, *Retired*

April 22, 2016

Mr. Paul Watkins
247 Harding Avenue
Feasterville, PA 19053

**RE: 4233 Master Avenue – A/L
File No. 0907.0999.00**

On April 21, 2016 we visited the above referenced property for a final inspection of the above referenced permit regarding the new addition. The inspection has failed for the following reasons:

1. Property had been altered. Plan must show drainage runoff patterns.
2. At the rear of the home the slope exceeds 3:1. Appropriate stabilization method must be used or acceptance submitted.
3. A revised site plan must be submitted to show the following:
 - a. Location and size of deck
 - b. Location and size of paved driveway
 - c. Concrete service walk
 - d. Stoned areas
 - e. Retaining wall location and height
 - f. Any drainage piping must be shown

A revised plan will be reviewed by the Township and any further requirements must be completed at that time.

Based on our field measurements the new deck has a front yard setback of 9.75'. This is in violation of section 232-167(e)(1)(a) where the minimum is 25'.

Based on the above listed zoning deficiency, your permit has been suspended. In order to proceed with this construction, 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 or wish to schedule inspections please contact me at 215-633-3652 or email at qnearon@bensalempa.gov .

O'Donnell & Naccarato, Inc.

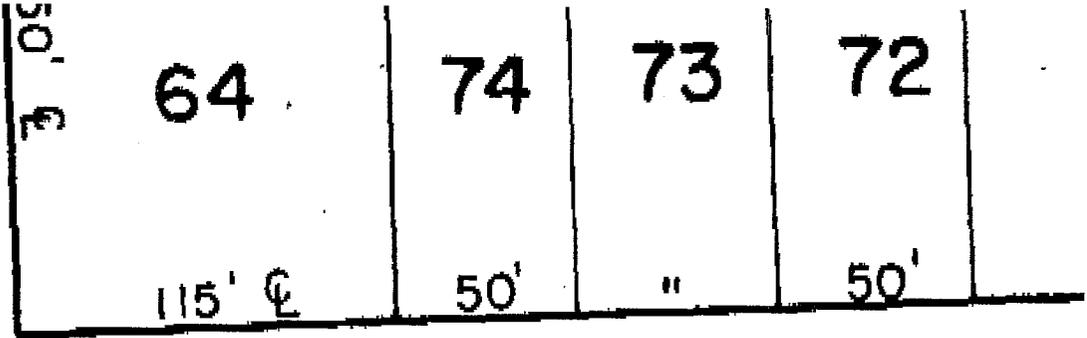
Quinton Nearon
Bensalem Township Engineering Inspector

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

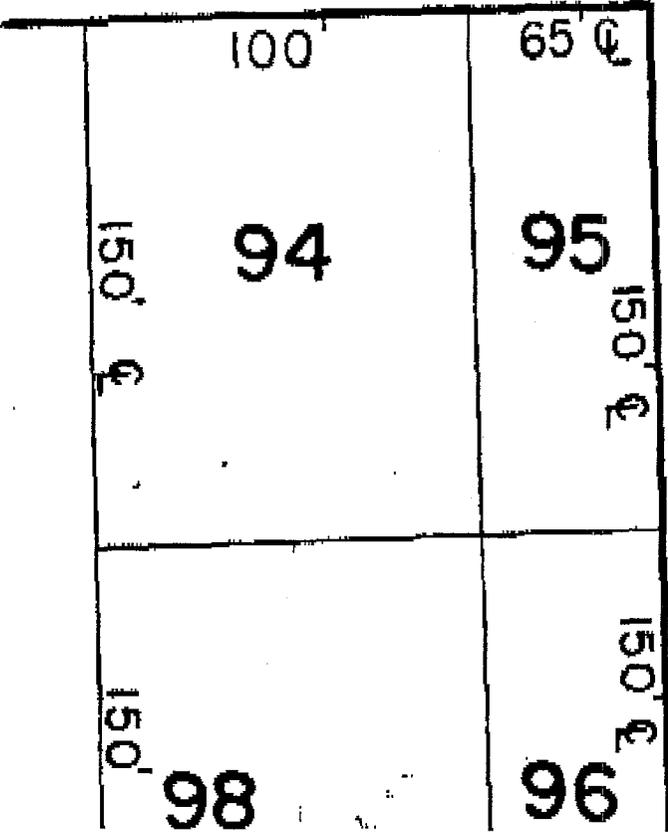
QN:HWG:tar

cc: Matthew Takita, Director of Building and Planning, Bensalem Township
via email †

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PARIS



AVE.

