



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: Thomas Simonds

Address: 8122 Leon St.
Phila., PA. 19136

Phone No. _____

E-Mail Address: thomassimonds@comcast.net

Owner's Name: SAME AS ABOVE

Address: _____

Phone No. _____

E-Mail Address: _____

Attorney Name: NONE

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
- Lot Area
- Yards
- Proposed Building

Other: (describe) move the foundation 10" from the right to the left which will center the foundation within the Property Lines.

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-064-111
 Location: 2043 River Rd Bensalem, Pa. 19020
 Lot Size: 25' x 253'
 Present Use: VACANT except for garage. House Removed
 Proposed Use: Will have a new modular home erected
 Present Zoning Classification: R-2
 Present Improvement upon Land: Condemned house removed along with foundation
 Deed recorded at Doylestown in Deed Book # 2 Page 88

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: _____

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):

Sections 232-104.502 and 232-104.501D

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

Applicant received VARIANCES for construction of a single family home on Oct. 1, 2015. Applicant desires to center home on property with side yards of 30" (inches.) and to reduce the foundation by 4' (feet) from 20' x 64' to 20' x 60'.

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.

Applicant request the variances to construct his home.

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

Date

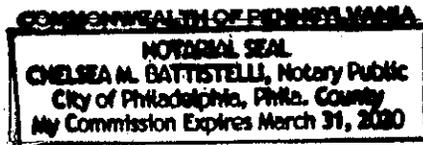
5-10-16

Sworn to and subscribed before me this

10th day of May 2002016

Notary Public

My commission expires:

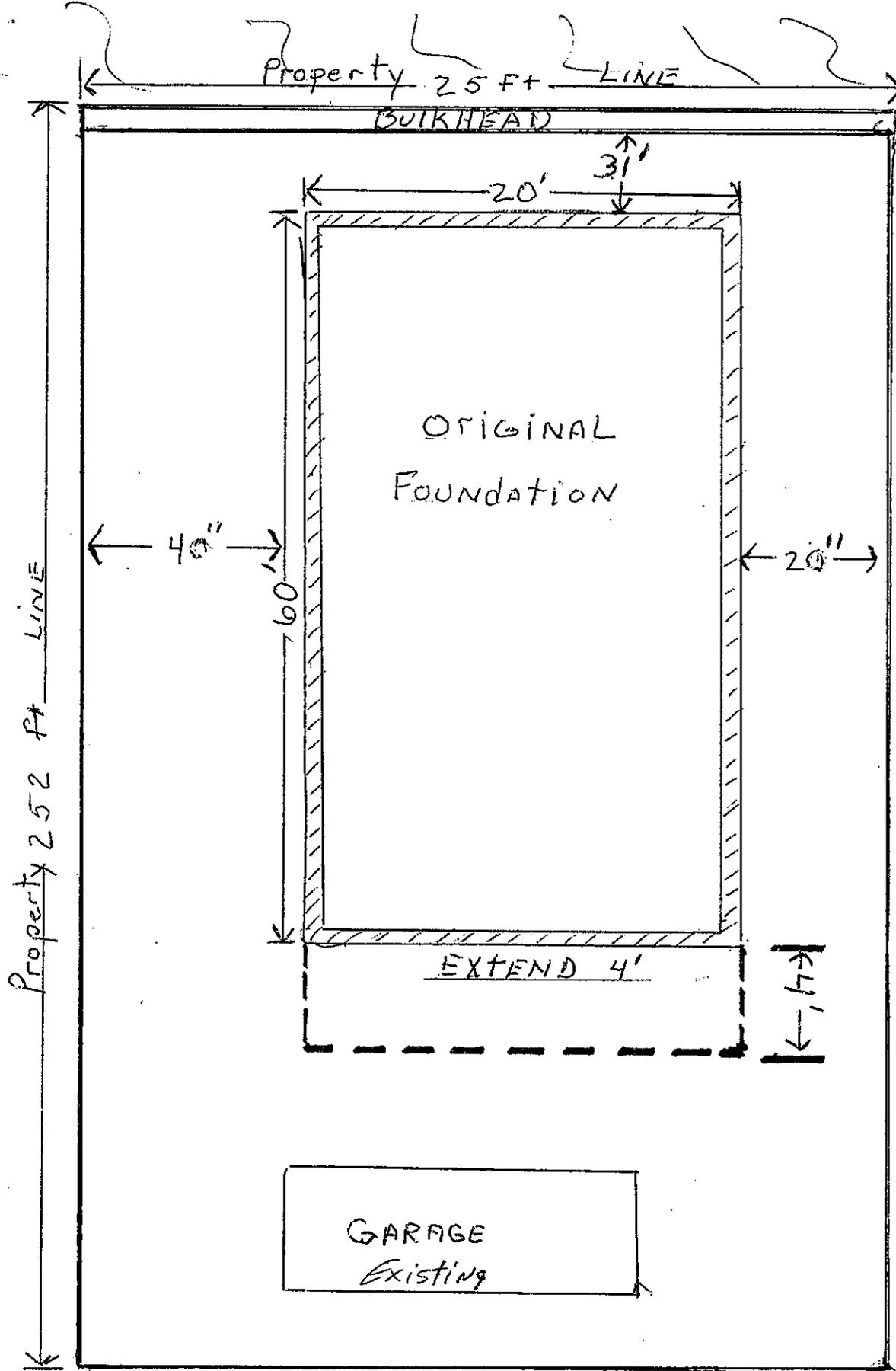


Applicant is requesting moving the original foundation (footprint) 10" (inches) from the right to the left of the property lines. The positioning of this move is facing the Delaware River and would center the foundation in the middle of the property. Applicant is also requesting to reduce the length of the foundation by 4' (feet.) This will reduce the length of the foundation from 64' (feet) to 60' (feet.) The reason for this is that the applicant now intends to erect a two story modular rather than a one story modular.

Thank you for your consideration

Thomas Simonds

DELAWARE RIVER

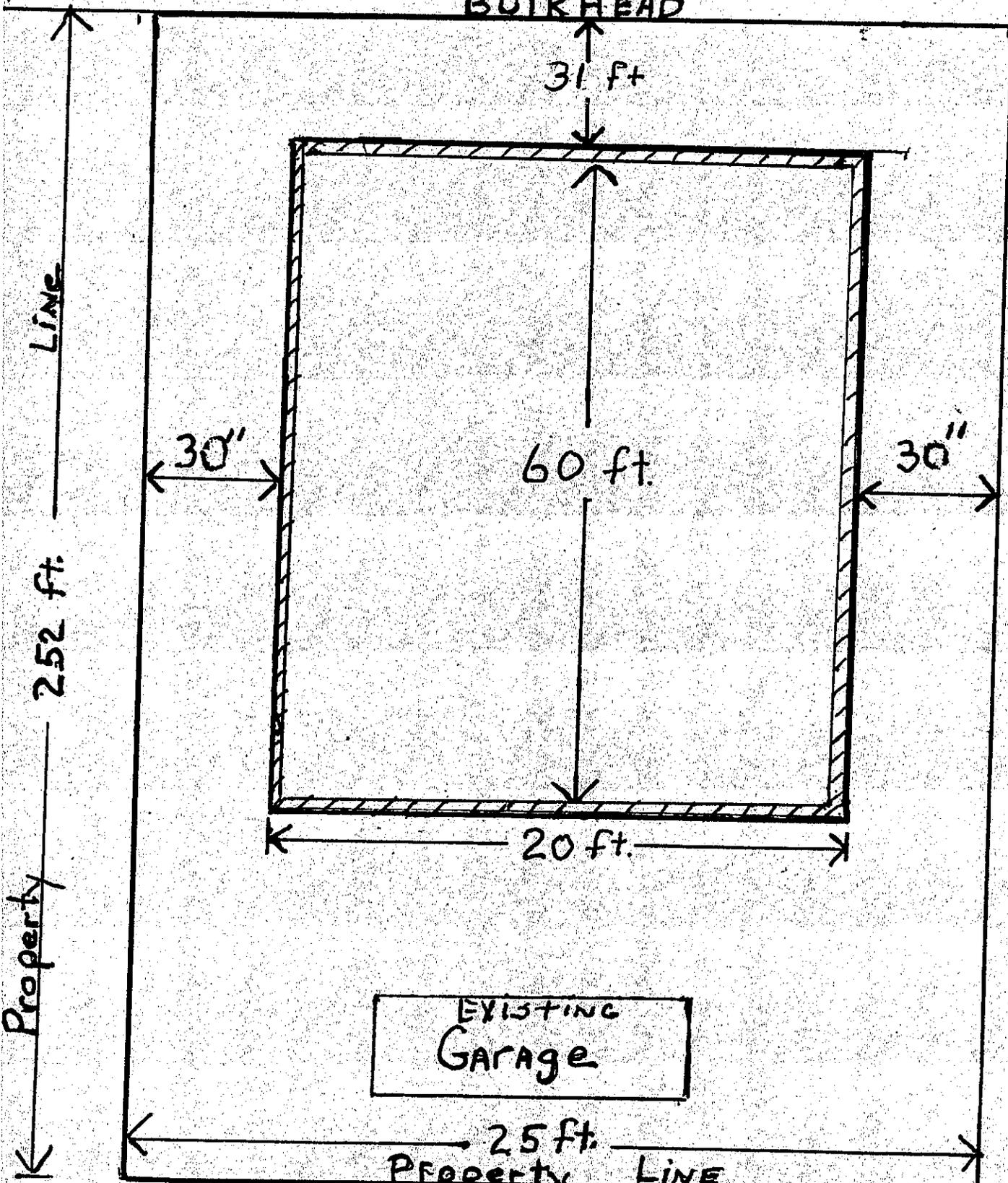


2043 River Rd
Bensalem, Pa. 19020

Submitted to zoning hearing on Sept. 3, 2015

Delaware River

BULKHEAD



Property Line 252 ft.

31 ft.

30"

60 ft.

30"

20 ft.

EXISTING GARAGE

25 ft.

Property Line

TAX I.D. 20-064-111

2043 River Rd. Bensalem, PA. 19020

ZONING R-2 LAND use 1001



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

May 17, 2016

THOMAS SIMONDS
8122 LEON ST.
PHILADELPHIA, PA 19136

Project:	MODULAR HOME
Project Address:	2043 RIVER RD BENSALEM, PA 19020
Tax Parcel:	02-064-111
Property Owner:	SAME AS ADDRESSED
Permit Status:	APPLICATION DENIED

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to the *Code of the Township of Bensalem*, Chapter 232 ZONING. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

- **The revised placement of the modular home previously approved by the Zoning Hearing Board on September 3, 2015 will require re-approval by the Zoning Hearing Board.**

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 appeals to the Zoning Hearing Board can be obtained at 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/iva
Enclosures

508.9'	914'	52.70'	336'	251'	251'	15'
469.5' £ 184'S	200'S £ 455.5' £	454.5' £ 177'S	453' £ 180'S	183'S £ 452.5' £	452' £	198'S £ 451' £
106	107	109	110	111	112	113
2502' £	2503' £	3999' £	67.09' £	48.33'	244'S	220'S
452' £	452' £	452' £	452' £	452' £	452' £	452' £
244'S	220'S	114	113	112	111	110
59'S						