



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: John Mullen /

Address: 617 Highpoint Circle
Langhorne PA 19053

Phone No. _____

Owner's Name: John Mullen

Address: 617 Highpoint Circle
Langhorne PA 19053

Phone No. _____

Contractor: Weisser Homes / Joe Shelmet

Address: 3300 Old Lincoln Highway
Treusse PA 19053

Phone No. _____

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

1. Application relates to the following: letter dated 10/6/15 from Quinton Neason with regards to setback File# 0907.0999.00

Check items if applicable:

- Use
- Height
- Existing Building
- Occupancy
- Lot Area
- Yards
- Proposed Building

Other: (describe) Encroachment into the side yard setback area.

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-055-833
Location: 1057 Tennessee Ave
Lot Size: 100 x 100 10,000 SF
Present Use: R-1 Single Family Home
Proposed Use: R-1 same
Present Zoning Classification: R-1
Present Improvement upon Land: 2 car garage and new home
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.

Letter dated 10/6/15 File # 0907.0999.00

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):

variance to set back side yard 12'

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

We desire a relief from the min. 12'
set back to allow a 9' setback. The
aggregate will be 45' and 30' is allowed.

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 relief will not constitute any major changes
to the look or safety of the surrounding
properties or neighborhood.

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

Date

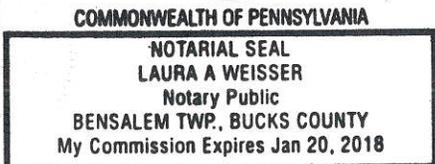
10/13/15

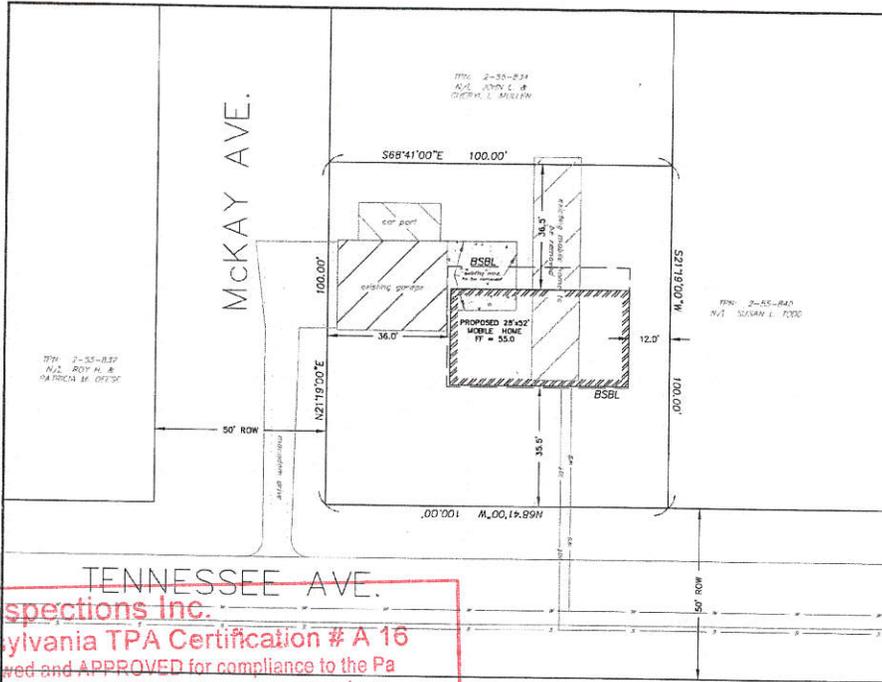
Sworn to and subscribed before me this

13 day of Oct 2015

Notary Public

My commission expires:





NOTES:

- OWNER OF RECORD: JOHN A. & CHERYL MULLEN
1057 TENNESSEE AVE., BENSALEM, PA. 19020
- BEING TAX MAP PARCEL, 02-055-833.
- AREA= 10,000 S.F.
- PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS AND DOCUMENTS OF RECORD, BOTH RECORDED AND UNRECORDED.

MINIMUM ZONING REQUIREMENTS:
R-1 ZONING DISTRICT

LOT AREA: 12,000 S.F.
 WIDTH: 80'
 BUILDING AREA: 30% MAX.
 IMPERVIOUS COVER: 40% MAX.
 FRONT YARD: 35'
 SIDE YARD: 12' MIN., 30' AGGREGATE
 REAR YARD: 30'
 BUILDING HEIGHT: 35'

ZONING APPROVED

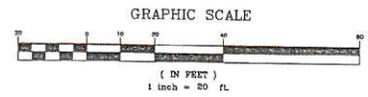
LAND ALTERATION APPROVED

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.

Reviewer:
 Building
 Plumbin
 Mechan
 Energy
 Fire
 Accessibility
 Electrical

The applicant shall keep a copy of this plan at the work site open to inspection by the construction official.

NOTE:
 PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED, THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND OBSERVATIONS OF THE SITE. COMPLETE TENESS (ACCURACY) LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. ALL CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 287 OF 1974 AS AMENDED. (PA ONE CALL SYSTEM, INC. 1-800-242-1776).



CALL BEFORE YOU DIG !
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

PLOT PLAN
 MADE FOR
 WEISSER HOMES INC.
 SITUATE AT
 1057 TENNESSEE AVE.
 BENSALEM TOWNSHIP, BUCKS COUNTY, PENNNA.

DEAN KOSTENBAUDER
 PROFESSIONAL LAND SURVEYOR
 281 MAPLE ST.
 WASHINGTON, PA. 15374
 215-262-0276

DATE: 10/27/2014
 JOB NO.: 1418
 SCALE: 1" = 20'
 DWG. FILE: 10182.dwg



PHILADELPHIA, PA | BETHLEHEM, PA | MOUNTAINSIDE, NJ

PRINCIPALS

Anthony F. Naccarato, PE, SECB
President

Mark W. Lunden, PE, SECB *Vice President*

Dennis V. Mordan, PE, SECB *Vice President*

Margaret A. Hart *Chief Financial Officer*

Paul P. Panzarino, PE

Scott M. Bauer, PE, SE, SECB, LEED AP

Michael E. Herrmann, PE

FOUNDERS

William F. O'Donnell, PE *Retired*

Peter A. Naccarato, PE *Retired*

October 6, 2015

Mr. John Mullen
617 Highpoint Circle
Langhorne, PA 19053

RE: 1057 Tennessee Avenue – A/L
File No. 0907.0999.00

We represent Bensalem Township as their Municipal Engineer. We recently visited the above referenced property to review the grading operations on the property. However, after checking the Township files we found that this new dwelling did not have a stakeout inspection.

The stakeout has failed for the following reason:

- The proposed detached dwelling appears to be encroaching into the side yard setback area. We measured +/- 9' instead of the 12' that was submitted. The minimum side yard setback for your zoning district is 12'. This is in violation of Section 232-153(e)(2)a. A zoning variance is required for this to remain.

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.

During our inspection, we also check for installation of erosion and sedimentation control devices. At the time of our inspection, the silt fence was not installed properly and there was no construction entrance. As a reminder, you are required to install and also maintain erosion and sedimentation controls while your project is under construction.



You are also required to contact the engineering department directly for scheduling of any future engineering inspections.

If you have any questions pertaining to this correspondence, please contact us at 215-633-3652 or via email at gnearon@bensalempa.gov.

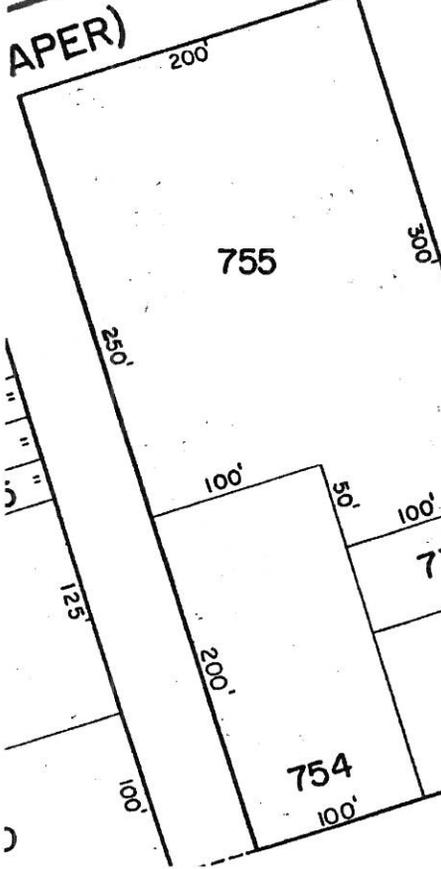
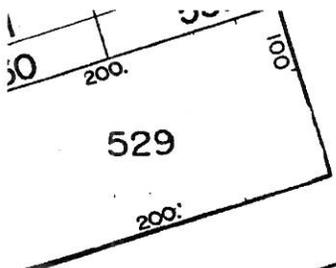
O'Donnell & Naccarato, Inc.

Quinton Nearon
Bensalem Township Engineering Inspector

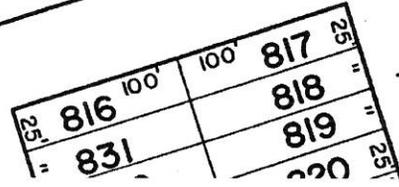
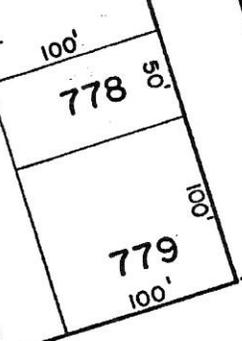
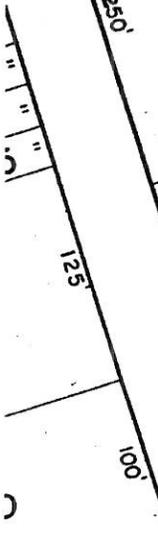
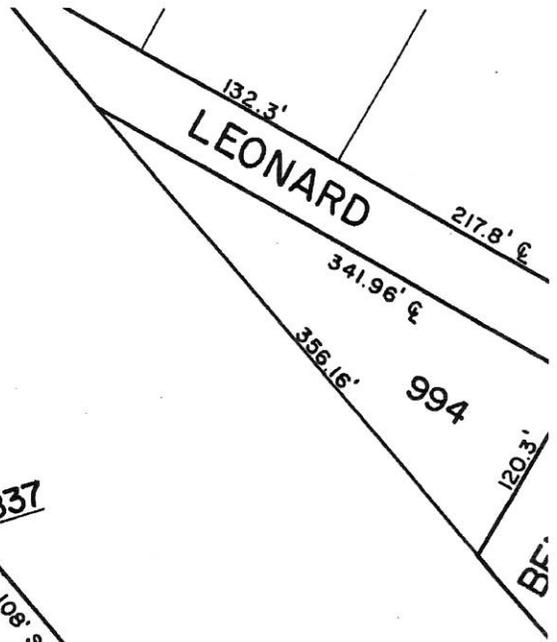
Harold W. Gans, P.E., P.L.S.
Bensalem Township Engineer

QN:HWG:tar

cc: Matthew Takita, Director of Building and Planning, Bensalem Township
Weisser Homes, 3300 Old Lincoln Highway, Trevoese, PA 19053



TPK.

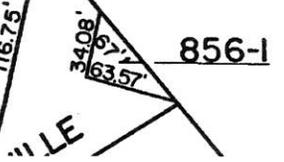


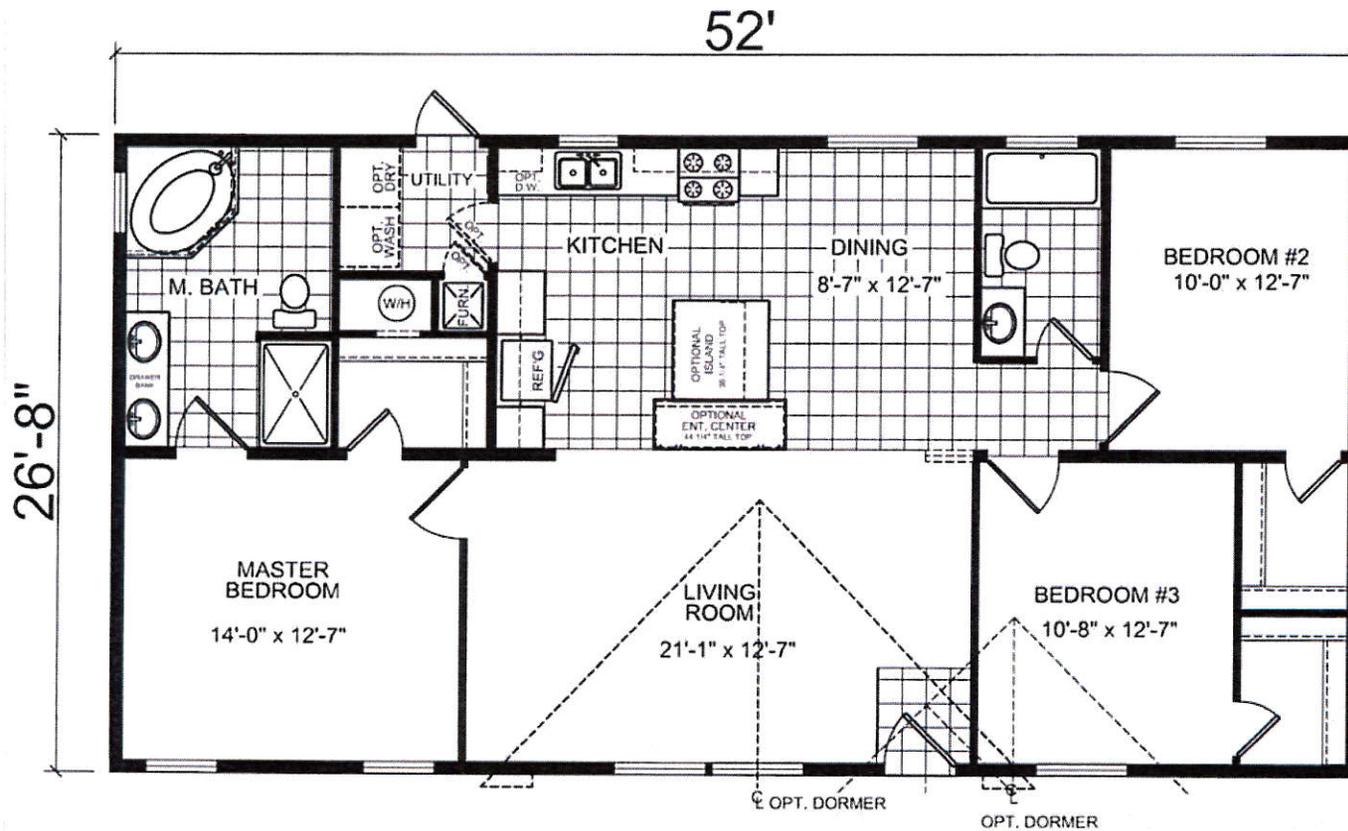
AVE.



AVE.

(RD.)





MODEL 122-A-45232

3 BEDROOM, 2 BATH
 NOMINAL SIZE: 28' x 56'
 ACTUAL SIZE: 26'-8" x 52'-0"
 TOTAL AREA: 1386 SQ. FT.



APPROVER'S SEAL

MODIFICATIONS

1	CHANGED TO NORTHWOOD SPECS.	01-24-13

MODEL: 122-A-45232

NEWMOON

TITLE: LITERATURE PLAN

DRAWN BY: STAFF

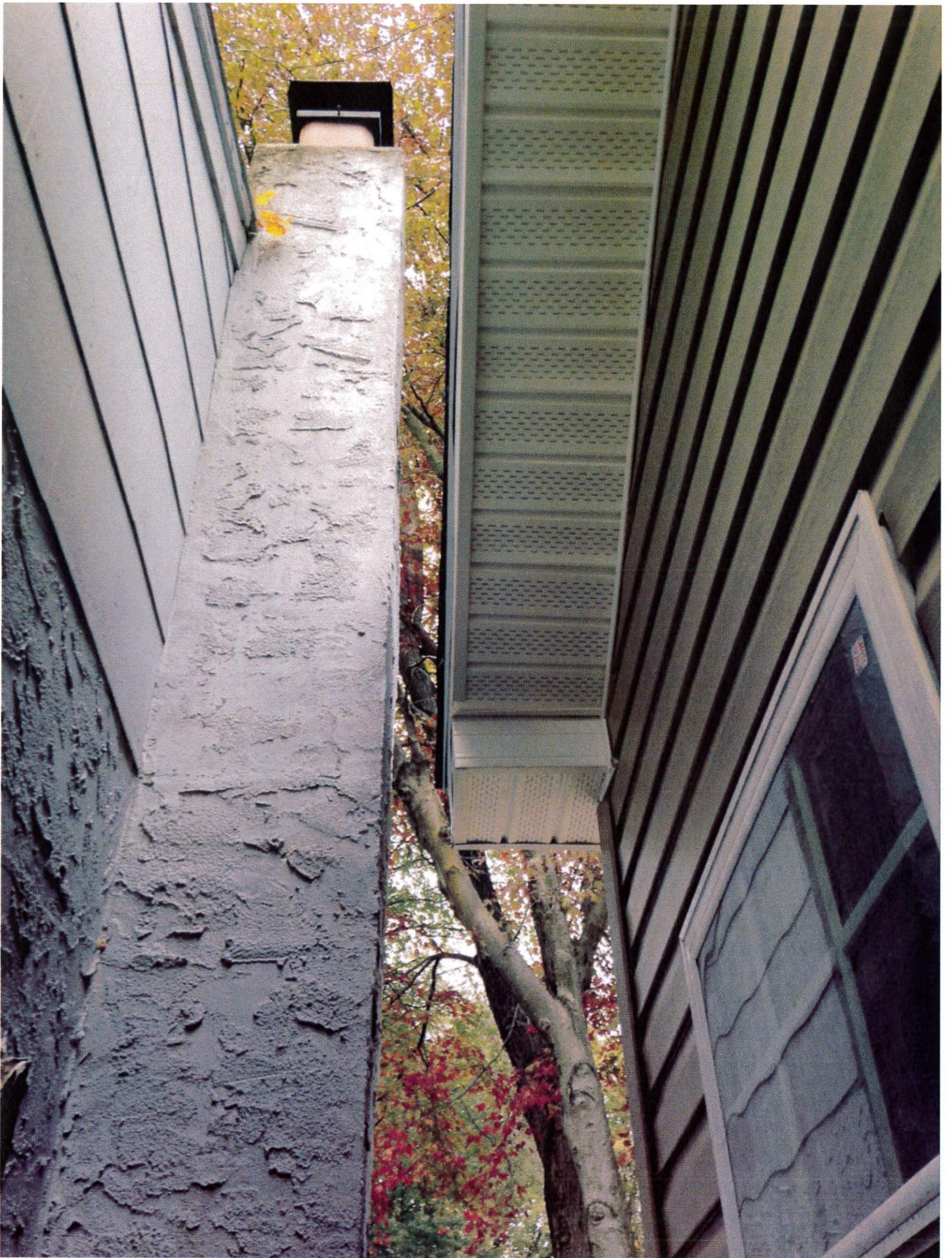
DATE: 08-08-11

SHEET:

L-101

REV. A

PROPRIETARY AND CONFIDENTIAL
 THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL
 PROPRIETARY AND CONFIDENTIAL MATERIALS OF CHAMPION.

















JOE S.
215-757-8446

Bensalem Township

Call (215)672-9400 for inspections

CONSTRUCTION PERMIT

FOR WORK INVOLVING:

* **Building** * **Electrical**

Permit Number: **BU/BS 15-0238**

Issue Date: **5/21/2015**

Municipality: **Bensalem Township**

County: **Bucks County**

Owner: **John Mullen**

Block: Unit:

Site Location: **1057 Tennessee Avenue**

Parcel: **02055833**

Lot #:

Subdivision/Land Development:

Type of Work or Improvement: **New Building**

Description of Work: **New mobile home**

Code Official: Joe Cutri

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTIONS HAVE BEEN MADE.

THIS PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE

POST THIS CARD SO IT IS VISIBLE FROM STREET

Permit Number
2014-00112040

Bensalem Township, Bucks County, PA

Applicant Copy

Issue Date:
05/21/2015

CONSTRUCTION PERMIT

Control #: 33940

Application Date:	5/14/2015	Approval Date:	
Site Location:	1057 Tennessee Avenue	Owner Name:	John Mullen
Tax Parcel	02055833	Owner Address:	617 Highpoint Circle
Block:	Unit:		Langhorne PA 19047
Lot Number:		Owner Phone:	(215)750-3373
Subdivision/Development:		Owner Fax:	

Improvement Type: New Building

Use Group:	R-3	Building Ares SF:	0
Construction Type:	V B	Max. Occupancy Load:	0
Construction Code:	2009 IRC	Work Description:	New mobile home

Building	Est. Constr. Cost: \$121,000.00	Permit Fee:	\$410.00
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Bedrooms	Living Area (SF)	Street Frontage(FT)	Right Set Back (FT)
Full Bath	Basement Area (SF)	Front Set Back (FT)	Height Above Grade (FT)
Partial Bath	Office/Sales(SF)	Rear Set back (FT)	
Building Area (SF)	Service (SF)	Left Set Back (FT)	

Electrical	Est. Constr. Cost: \$1,000.00	Permit Fee:	\$166.00
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Service Amps	Number of Circuits	Spa/Hot Tub	Numb. Serv Outlet 110V
Switches	Smoke Detectors	A/C Unit	Numb. Serv Outlet 220V
Receptacles	Dishwasher	Heater	
Circuit Panel	Washer	Hot Water Heater	
Lights	Dryer	Other	

Permit Summary

Total Cost of Construction: \$122,000.00

Code Official: **Joe Cutri**

Home Type:	Permit Fee Totals	\$576.00	MunicipalFee:	\$0.00
Project: Comm/Res	Plan Review Fee:	\$0.00	COG Fee	\$0.00
	Certificate Fee:	\$0.00	State Fee:	\$4.00
			Permit Total:	\$580.00

Amt Paid:

Pay Method:

Date Paid:

Compliance Requirements

Bensalem Township

Phone: (215)672-9400

County: **Bucks County**

Township: **Bensalem Township**

Application Date: **5/14/2015**

Approval Date: **5/21/2015**

Permit Number: **BU/BS 15-0238**

Owner: John Mullen

Owner Phone #: (215)750-3373

Owner Address: 617 Highpoint Circle

Langhorne PA 19047

Site Location: 1057 Tennessee Avenue

Tax Parcel #: 02055833

Lot #: Subdivision/Land Development:

Block:

Unit:

Description of Work: New mobile home

Mfg Home Framed Home

Res-Check provided Com-Check

Required Inspections

- Final Building
- Final Electric
- Footings
- Service

Approval Comments:

Exempt from Exempted By: _____

If indicated by the check box above, and signed by the Building Code Official, this project, as submitted, has been deemed exempt from permit in accordance with UCC regulations. A Construction Permit shall not be issued, unless the applicant requests to proceed with the permit process. By signing this section, you are hereby certifying that you understand a permit is not required, and further request to continue with the permit process.

Signature of Owner or Authorized Agent

Print Name of Owner or Authorized Agent

Residential
 Commercial

Total Est. Cost of Construction: \$122,000.00

Approved
 Approved w/ comments

Building Fee:	\$410.00	Plan Review Fee:	\$0.00	Amount Received:	\$0.00
Electrical Fee:	\$166.00	Certificate Fee:	\$0.00	Payment Method	
		Municipal Fee:	\$0.00		
		CoG Fee:	\$0.00	Date Received:	
		State Fee:	\$4.00	Grand Total:	\$580.00

When you provide a check as payment, you authorize Code Inspections, Inc. either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

The applicant certifies that all work will be completed in accordance with the approved construction documents and PA Act 45 (Uniform Construction Code) and any additional approved building code requirements adopted by the Municipality. The property owner and applicant assumes responsibility of notifying Code Inspections, Inc. when ready for all required inspections indicated above.

Signature of Owner or Authorized Agent

Print Name of Owner or Authorized Agent

Address

Date