



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: Joseph Kearns
 Address: 3924 Bensalem Blvd
Bensalem Pa
 Phone No. 215 852-5528

Owner's Name: Joseph Kearns (Property Perfection Inc
 Address: 543 Buck Dr Fairless Hills Pa 19030
 Phone No. 215 852-5528

Attorney Name: _____
 Address: _____
 Phone No. _____

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

1. Application relates to the following:

Check items if applicable:

- | | |
|---|---|
| <input type="checkbox"/> Use | <input checked="" type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input checked="" type="checkbox"/> Existing Building | <input checked="" type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |

Other: (describe) Existing Side Yard Less Than
12 Feet

2. Brief description of Real Estate affected:

Tax Parcel Number: 02076018
Location: 3924 Bensalem Blvd.
Lot Size: 50x200
Present Use: Single Family Home
Proposed Use: Single Family Home
Present Zoning Classification: R1
Present Improvement upon Land: House
Deed recorded at Doylestown in Deed Book FO# 2-76-18 Page _____

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

Side Yard Set Back Less Than 12 Ft

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: NO
Your statement of alleged error of Zoning Administrative Office: NA

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 232-153 (ex2)a.)

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

Side yard Set back at Cantaliver 8 Ft.
Variance

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.

Existing House ON NON CONFORMING LOT

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.

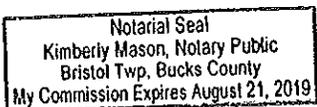
[Signature]
Appellant's or Owner's Signature

3-9-16
Date

Sworn to and subscribed before me this

9 day of March 2016

Notary Public [Signature]
My commission expires: 8/21/2019



Summary of Comments on Softplan

Page: 1

Author: rgans Subject: ZONING REJECTED Date: 3/3/2016 10:32:16 AM

Author: rgans Subject: Text Box Date: 3/3/2016 10:42:55 AM
 The proposed side yard of 8 feet is less than required 12 feet.
 [Section 232-153(e)(2)a.]

The proposed side yard of 8 feet is less than required 12 feet.
 [Section 232-153(e)(2)a.]

**3924 BENSLEM BOULEVARD
 BENSLEM, PA
 BENSLEM TOWNSHIP**

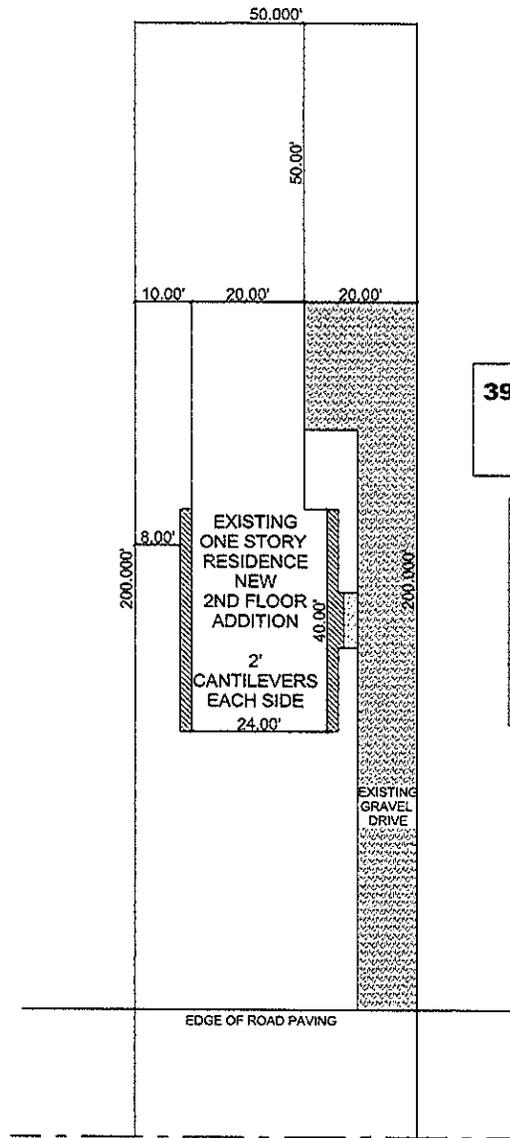
LOT SIZE	8712SF
EXISTING BLDG	1,705SF
NEW SECOND STORY	170SF
TOTAL BLDG COVERAGE	1,875SF
EXISTING DRIVE	21.5%
EXISTING FRONT WALK	GRAVEL
WOOD DECK	75SF
TOTAL IMPERVIOUS	1,950SF 22.4%

NOTE: NEW SECOND FLOOR
 ADDITION ABOVE EXISTING.

ZONE	RI
FRONT YARD	35'
REAR YARD	30'
SIDE YARDS	12/30'
MAX. BUILDING COVERAGE	30%
MAX. IMPERVIOUS	40%

SITE PLAN

1" = 20'



BENSLEM BOULEVARD

Property Perfections
543 Buck Rd
Fairless Hills, PA 19030

Project:	RENOVATIONS/2nd FLR ADDITION
Project Address:	3924 BENSLEM BLVD BENSLEM, PA 19020
Tax Parcel:	02-076-018
Property Owner:	MICHAEL J. MCCUE
Permit Status:	APPLICATION DENIED



BENSLEM 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

March 3, 2016

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING, The attached sheets show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

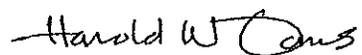
It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

- Layout - Document and comments with connector lines on single pages
- Font Size - Large font size
- Include - all comments
- **Clear** - the checkbox to NOT include pages containing no comments

It is possible that upon receipt of the revised plans, additional items for compliance may be required. 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 the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

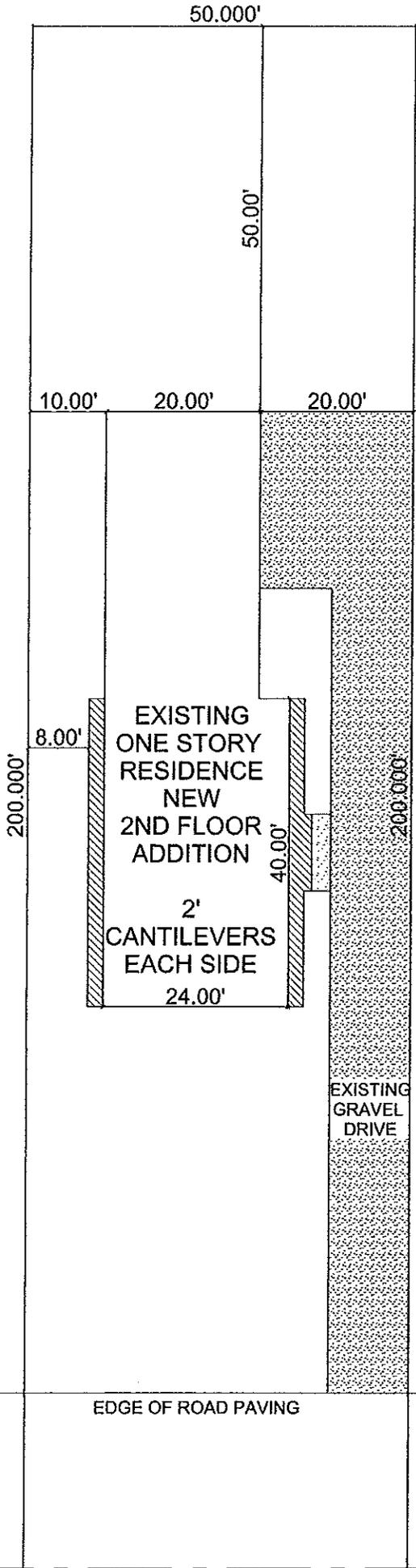
Respectfully,



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

FNJ33@msn.com
Email address

HWG/lva
Enclosures



**3924 BENSLEM BOULEVARD
BENSLEM, PA
BENSLEM TOWNSHIP**

LOT SIZE	8712SF
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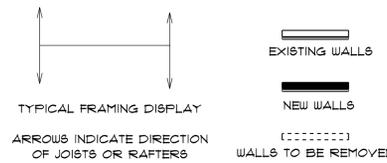
BENSLEM BOULEVARD

SECOND STORY ADDITION FOR THE EXISTING SINGLE FAMILY DWELLING

3924 BENSALEM BOULEVARD, BENSALEM, PA.

DESIGN LOADS - IRC 2009 CHAPTER 3
USE GROUP R3 CONSTRUCTION TYPE 5B

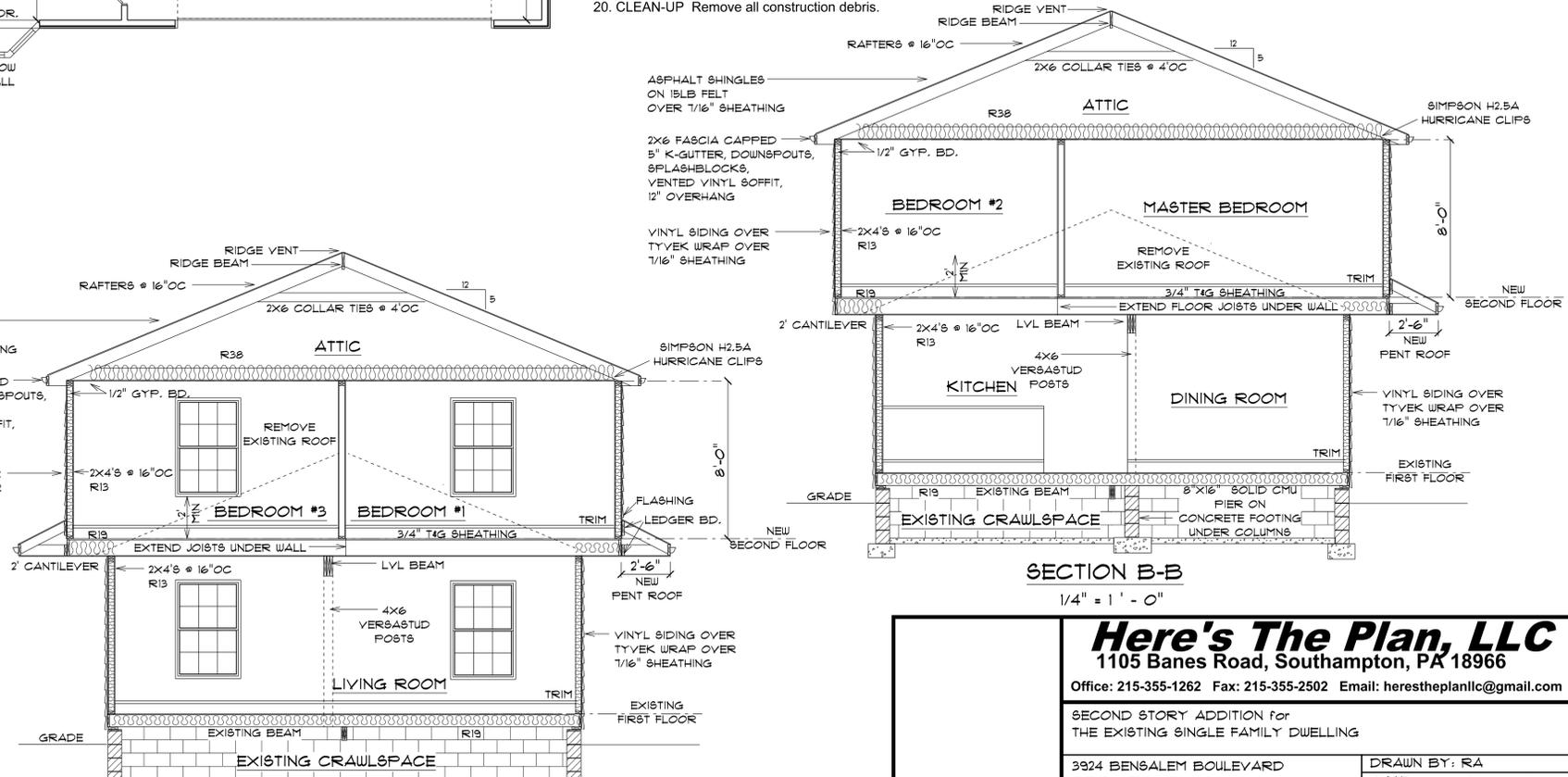
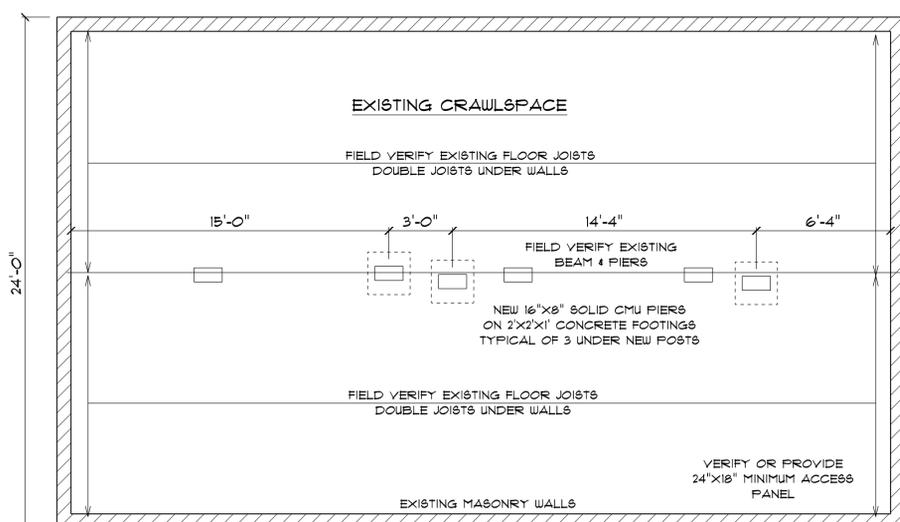
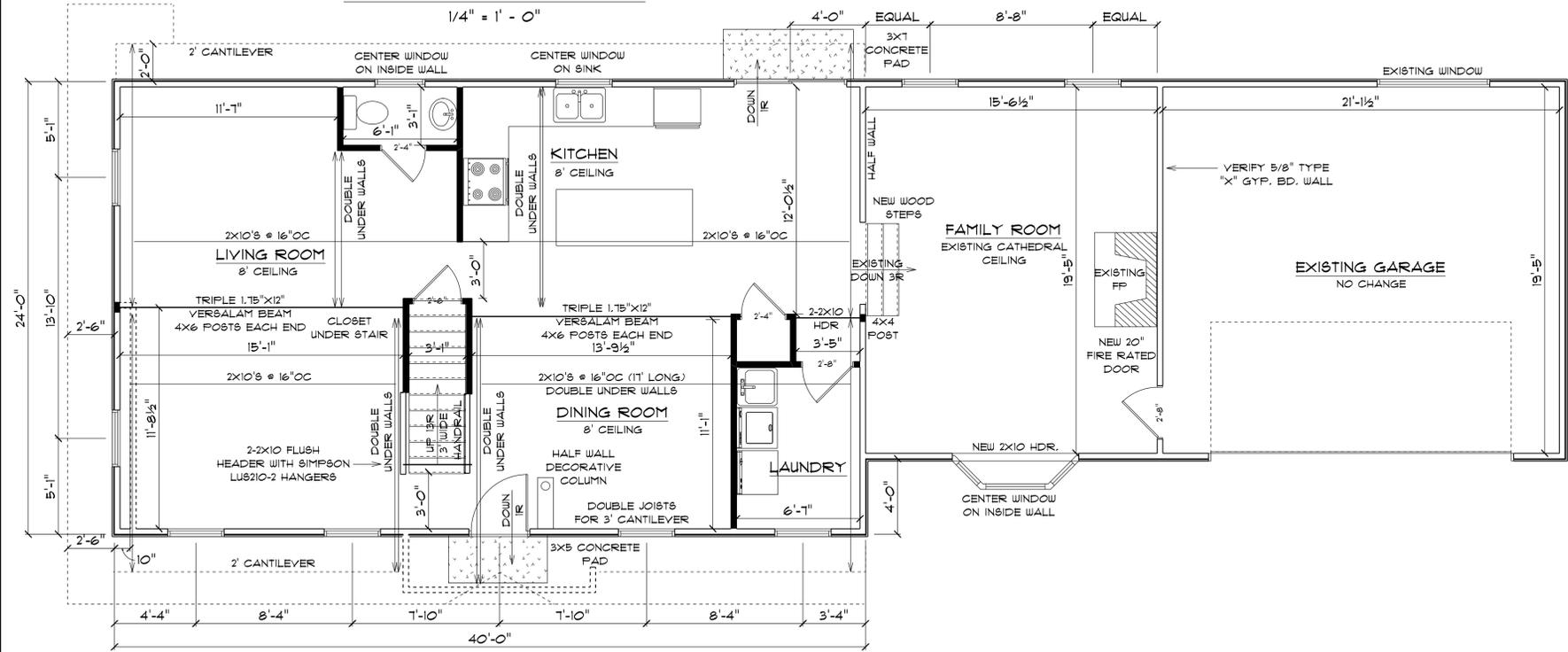
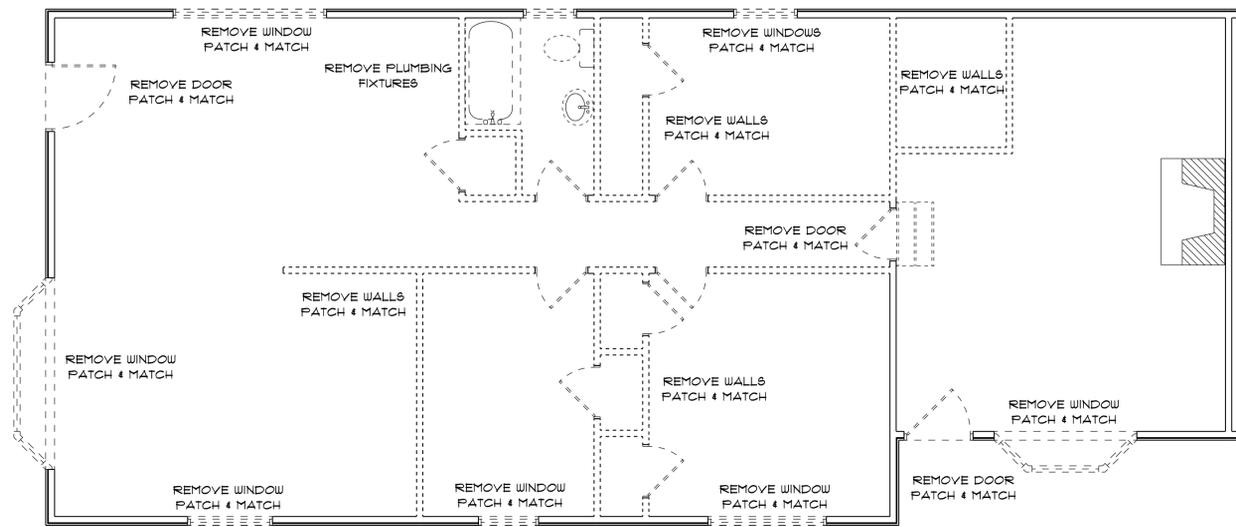
Use	Live load
Guardrails and handrails	200lb
Rooms other than sleeping room	40psf
Sleeping rooms	30psf
Stairs	40psf
Ground snow load	30psf
Wind load	90MPH - 3 sec gusts
Presumptive soil bearing capacity	2,000psf



SPECIFICATION

FOLLOW IRC 2009 CODE REQUIREMENTS

- GENERAL NOTE** Field verify existing conditions to include topography and all heights. Contact this office with any modifications, alterations or deviations from these plans. Intent is to construct new second story addition on existing foundation to include new second floor bedrooms, baths, stair, new first floor living room, dining room, kitchen and laundry.
- DEMOLITION** Remove existing siding, roof, walls, doors and windows as required.
- EXCAVATION** Contact PA One Call prior to any excavation. Excavate to 36" below and undisturbed soil.
- FOUNDATION** Install 24"x24"x12" concrete pier footings with 3,000psi mix in the existing crawlspace under new LVL beam posts. Install solid 8" CMU's on footings up to posts. Provide aluminum flashing under columns.
- FRAMING** All lumber shall be #2 grade or better hem-fir. All fasteners or connectors in contact with the new ACQ pressure treated lumber shall be Simpson Zmax or HDG as specified in ASTM A-153 class D specifications for the increased corrosive properties of the new lumber. Install 2x4 exterior walls, 2x4 interior walls, joists and rafters at 16" oc. Glue and nail 3/4" CDX or OSB floor sheathing. Install 7/16" OSB wall sheathing and 7/16" OSB roof sheathing. Install Simpson H2.5A hurricane clips. All headers shall be 2x10 with 1/2" CDX plywood and double jack studs on openings greater than 71" wide. Provide all soffits and chases for new utilities and ductwork. All joists and rafters shall have 1-1/2" minimum bearing. All headers and beams over 71" shall have double 2x4 jack studs with blocking down to masonry foundation. All wood shall be 8" minimum from any earth. Posts may be composed of multiply studs and blocking down to foundation. Center all doors and windows as shown on plans. Notch rim joist for all point load columns. Follow continuous sheathing method in accordance with section R602.10 of the IRC 2006. Use only LVL, Microlam or Versalam beams 3100Fb - 2.0E - parallams or gluelams are not acceptable.
- WINDOWS** Install new vinyl windows with Low-E glass as mfg by Simonton or approved equal. Install tempered safety glass on all windows over tubs or within 60". Windows within 24" of any door swing shall be tempered safety glass.
- DOORS** Install new hollow core interior doors to match existing with hardware. Provide insulated exterior doors as mfg by Simonton or approved equal with locking hardware. Shower doors shall be tempered safety glass. Install optional insulated attic pull down stair with weather stripping per section N1102.4.1 of the IRC 2009 or 22"x30" minimum access panel.
- ROOFING** Install new asphalt shingles on 15lb felt with Weatherwatch Ice & Water shield 36" wide on eaves. Include necessary blind, step and valley flashing. Install aluminum capping on fascia's and gutters and downspouts to match existing. Install Ice & water shield over entire roof with less than 4/12 pitch.
- EXTERIOR FINISHES** Provide vinyl soffiting on overhangs. Owners to select all colors and finishes. Install vinyl siding over Tyvek.
- ELECTRICAL** Provide all electrical in accordance with the IRC 2009 and local codes. Include outlets at 12" oc max and 15" from floor. All decorative lighting is provided by owners. Install hardware 110volt interconnected battery backup smoke alarms in new bedrooms and one on new first floor. All alarms shall be located 3' away from any fans, supply registers or returns. Install carbon monoxide detectors located outside all bedrooms. See electrical plan note. Install 50cfm exhaust fans in baths with venting per code and mfg specifications ducted thru wall or roof but not into soffits. Install all electric required for HVAC equipment, washer, dryer and kitchen appliances. Provide a minimum of two circuits in kitchen. All kitchen, exterior and bath circuits shall be GFCI protected. All other circuits shall be arc fault protected. Recessed lighting in attics or in contact with insulation shall meet ASTM 283E for air tightness. Provide exterior rated outdoor receptacles within 25' of any exterior mechanical equipment. Per section N1104.1 of the IRC 2009 a minimum of 50% of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps. Provide attic light for servicing any HVAC equipment to include 110volt service outlet. New outlets shall be tamper proof. Provide door chimes.
- HVAC** Install new heat pump system. All ductwork shall be R8 minimum. All mastic tapes used on any duct connection shall be UL 181 listed and no standard duct tape shall be acceptable. Install 4" minimum dryer venting to exterior with 26 gage round metal duct terminated thru exterior wall without any usage of screws and in accordance with section M1502 of the IRC 2009 vented thru exterior side wall. Provide programmable thermostat with readings set for final inspection. Install 3/4" schedule 40 PVC condensate lines to exterior and not into any plumbing waste lines. Install 50 cfm exhaust fans in baths ducted to exterior walls, not soffits.
- PLUMBING** All plumbing shall be in accordance with IRC 2009. Owners to select fixtures with allowance. Install Schedule 40 PVC drain lines and PEX supply lines. Provide exterior hose bibs per owners locations.
- INSULATION** Provide R38 in all flat ceilings with baffles, R13 in all exterior walls to include R19 in floors. Follow PHRC energy code compliance alternative to include window and door maximum U-factors of 0.35.
- KITCHEN** Provide new kitchen cabinets, countertops and appliances by allowance.
- INTERIOR FINISHES** Provide 1/2" gypsum board on all walls and ceiling. Tape and spackle to smooth finish. Provide moisture resistant gypsum board in bath areas but not behind tubs or showers. Provide cement board behind showers or tubs for tile per section R 72.4.2 of the IRC 2009. Install 5/8" Type X gypsum board on party wall in garage to family room up to underside of roof sheathing.
- TRIM** Standard colonial.
- PAINTING** Apply prime coat and two finish coats using MAB or approved equal.
- FLOORING** Provided by owner. Provide cement board in baths for tile.
- MISCELLANEOUS** Provide pent roof with vinyl soffit ceiling.
- CLEAN-UP** Remove all construction debris.



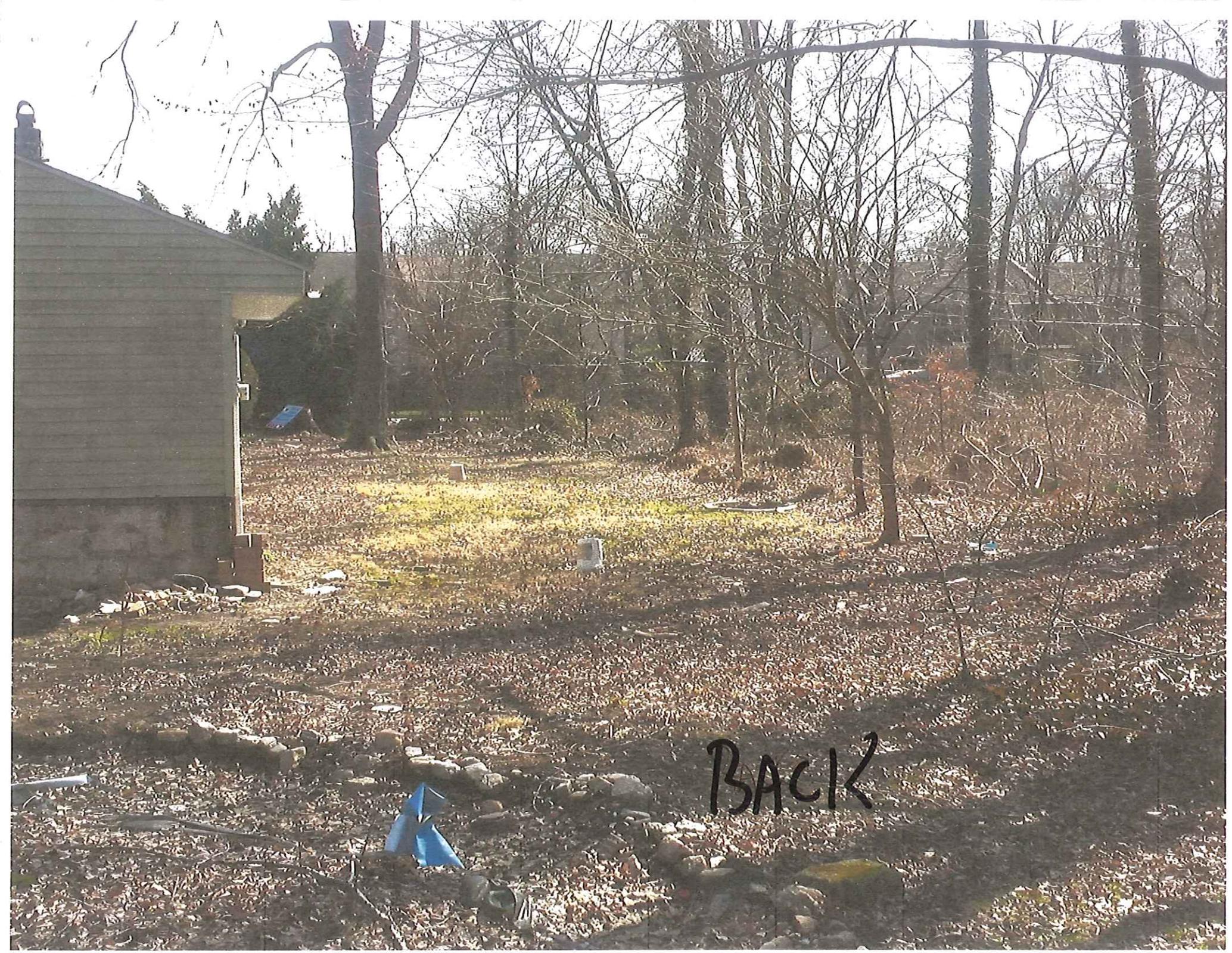
Here's The Plan, LLC
 1105 Banes Road, Southampton, PA 18966
 Office: 215-355-1262 Fax: 215-355-2502 Email: herestheplanllc@gmail.com

SECOND STORY ADDITION FOR THE EXISTING SINGLE FAMILY DWELLING

3924 BENSALEM BOULEVARD BENSALEM, PA. DRAWN BY: RA DATE: JANUARY 14, 2016

PLANS, SPECIFICATIONS, SECTION REV. DRAWING NUMBER 41 of 3

PAUL DIETZ, III P.E.



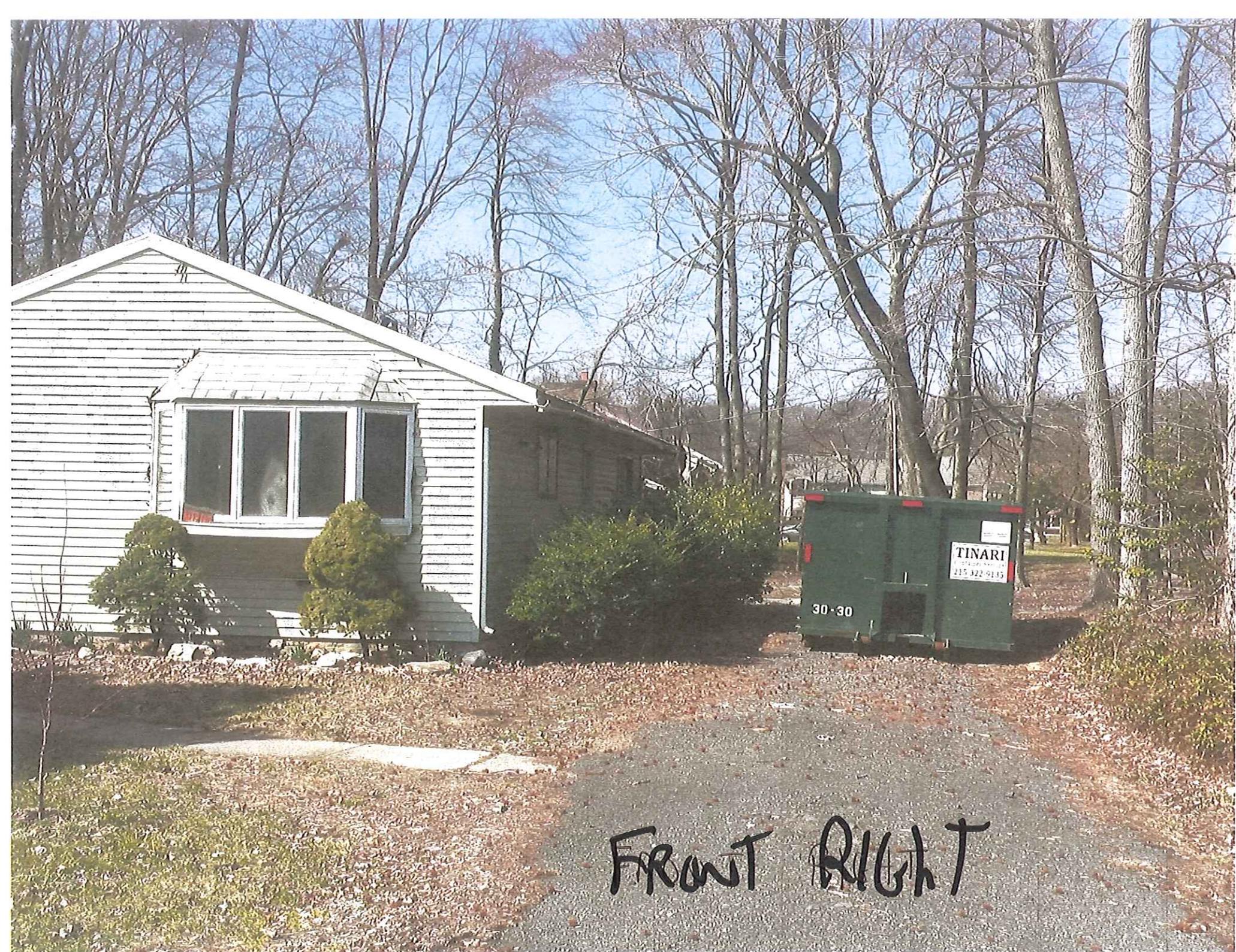
BACK



LEFT SIDE



FRONT



FRONT RIGHT