



# 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: Nick Gotsak

Address: 1913 Park Ave Bensalem  
PA 19020

Phone No. \_\_\_\_\_

Owner's Name: Nick Gotsak

Address: 7 new st Willow Grove  
PA 19090

Phone No. \_\_\_\_\_

Attorney Name: \_\_\_\_\_

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
- Other: (describe) \_\_\_\_\_
- Lot Area
- Yards
- Proposed Building

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2. Brief description of Real Estate affected:

Tax Parcel Number: ~~0204407~~ 02-044-007

Location: Bensalem

Lot Size: 50 x 217,82 563Fts Item# 5714

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Present Zoning Classification: \_\_\_\_\_

Present Improvement upon Land: \_\_\_\_\_

Deed recorded at Doylestown in Deed Book 10.8.15 Page Page 1

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

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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: \_\_\_\_\_

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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):

\_\_\_\_\_

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

the proposed 6 Foot side yard setback  
is less than the required 12 Feet  
[Section 232-153 (e)(2)]

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.

\_\_\_\_\_  
\_\_\_\_\_

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.

5 19 16

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.

Y  
Appellant's or Owner's Signature

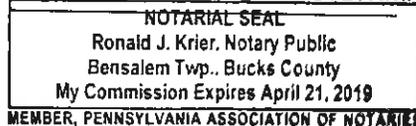
5 19 16  
Date

Sworn to and subscribed before me this

15<sup>th</sup> day of MAY 2016

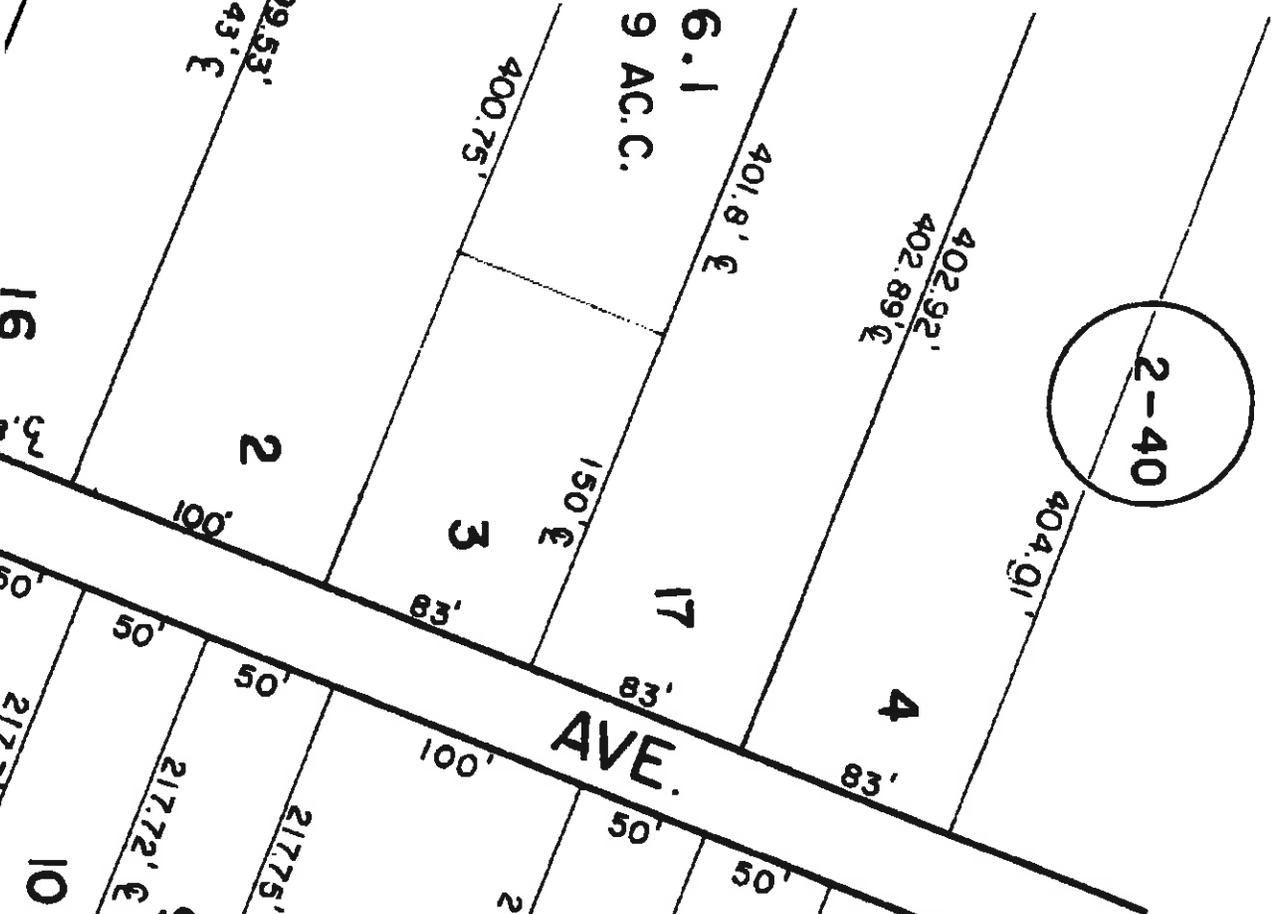
Notary Public

My commission expires: COMMONWEALTH OF PENNSYLVANIA



2-40

6.1  
9 A.C.C.



AVE.



16

3.2

50'

217.72'

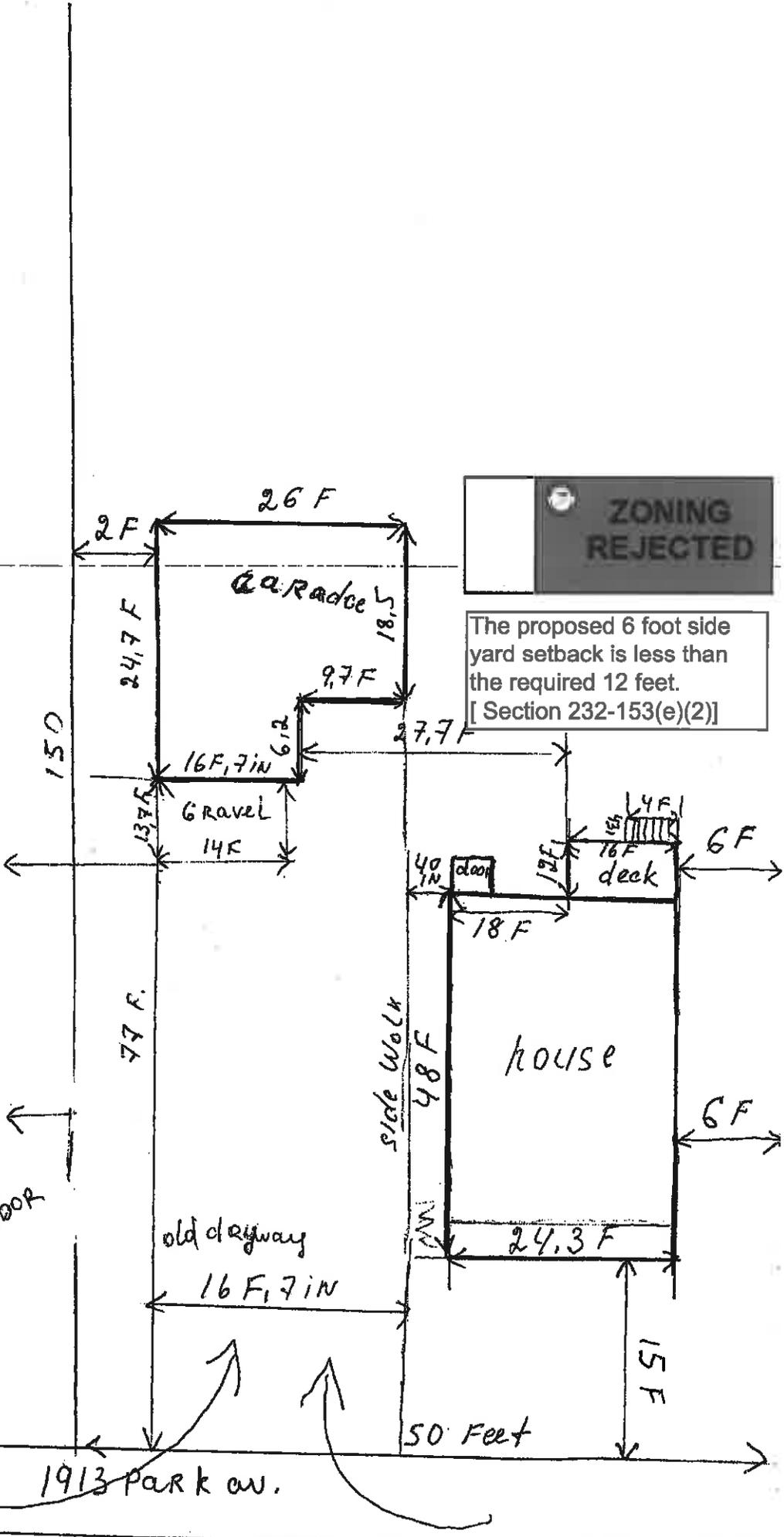
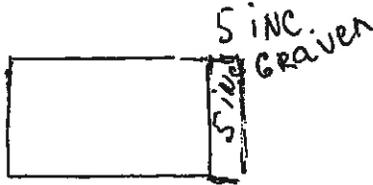
10

11

150 F  
Land  
50 F

**ZONING  
REJECTED**

The proposed 6 foot side yard setback is less than the required 12 feet.  
[ Section 232-153(e)(2) ]



Neighbor



# 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

April 20, 2016

NICK GOTSAK  
7 NEW ST  
WILLOW GROVE, PA 19090

<b>Project:</b>	<b>DECK</b>
<b>Project Address:</b>	<b>1913 PARK AVE BENSALEM, PA 19020</b>
<b>Tax Parcel:</b>	<b>02-044-007</b>
<b>Property Owner:</b>	<b>SAME AS ADDRESSED</b>
<b>Permit Status:</b>	<b>APPLICATION DENIED</b>

## 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.

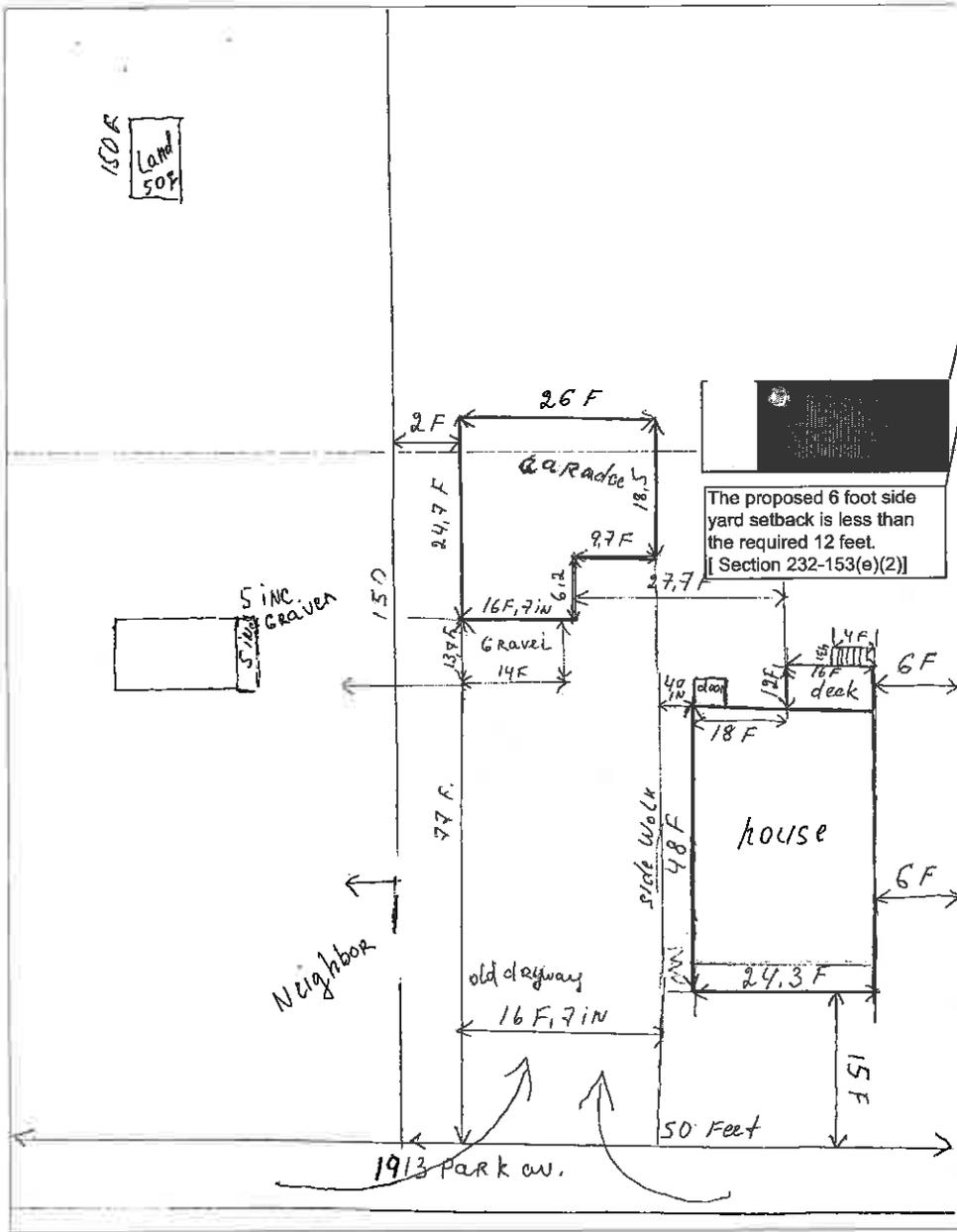
Respectfully,

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

91-7199-9991-7034-8882-9148  
Certified and Regular Mail

HWG/lva  
Enclosures

150F  
Land  
50F



## Summary of Comments on PLANS.pdf

Page: 2

Author: rgans Subject: ZONING REJECTED Date: 4/19/2016 2:35:26 PM

Author: rgans Subject: Text Box Date: 4/19/2016 2:38:32 PM  
The proposed 6 foot side yard setback is less than the required 12 feet.  
[ Section 232-153(e)(2)]

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