



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: MAY 12, 2015
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: THOMAS SIMONDS

Address: 8122 LEON ST.
PHILADELPHIA, PA. 19136

Phone No. _____

Owner's Name: SAME AS ABOVE

Address: _____

Phone No. _____

Attorney Name: MR. ROBERT DEBIAS

Address: 2046 BRISTOL RD
BENSALEM, PA 19020

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 type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |

Other: (describe) MOVE THE FOUNDATION 10" FROM THE RIGHT TO THE LEFT AND INCREASE THE LENGTH OF THE FOUNDATION BY 4', FROM 60' TO 64'.

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-064-111
Location: 2043 RIVER Rd. Bensalem 19020
Lot Size: 25' x 202'
Present Use: VACANT EXCEPT FOR GARAGE. HOUSE WAS REMOVED
Proposed Use: Will have a new modular home erected.
Present Zoning Classification: R-2
Present Improvement upon Land: Condemned house removed. Foundation footin needs to be removed
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: MAY 12, 2015

Your statement of alleged error of Zoning Administrative Office: _____

Applicant believes that he should be able to build a new house as there was a house on the site in question.

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 232-781 E

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

Applicant requests all applicable variances under section 232-781 E, in that Applicant believes that compliance with the zoning ordinance causes unnecessary hardships to him

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.

Applicant requires the variances in order to construct a residence on the property

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

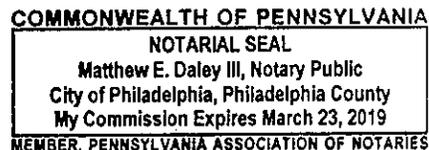
5-15-15
Date

Sworn to and subscribed before me this

15th day of MAY 20 15

Notary Public

My commission expires: 2-23-2019



Delaware River

BULKHEAD

BULKHEAD

Bulkhead

25'

ORIGINAL foundation
20'

44"
OLD

24"
OLD

Line

New foundation
64'

60'

Line

202'

202'

34"
NEW

34"
NEW

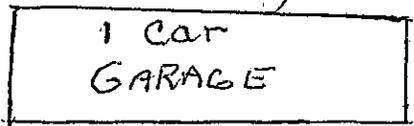
Property

Property

20'

MOVE foundation 10" From Right to Left

Add 4' IN Length to foundation



TAX ID.

02-064-111

2043

ZONING R-2

Land Use 1001

20

2039

River Road Bensalem



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

ZONING CERTIFICATION

May 12, 2015

Thomas Simonds
8122 Leon St.
Philadelphia, PA 19136

Project:	Single Family Dwelling
Project Address:	2043 River Rd Bensalem, PA 19020
Tax Parcel:	02-064-111
Property Owner:	same as addressed

Dear Sir/Madam:

In response to your request, the following information is being furnished as it pertains to the above referenced property:

- **The subject parcel is located in an R-2, Residential district.**
- **The parcel is currently vacant.**
- **The proposed construction is located in a 100 Year Floodplain and therefore is not permitted. [Section 232-58]**
- **Any construction in the floodplain would be a non-conforming use.**

A copy of the section for this classification is included for your reference. If you should have any questions or concerns, please feel free to contact this office for assistance.

You have the right to appeal this determination to the Township Zoning Hearing Board. 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 or on our website at <http://bensalempa.gov>.

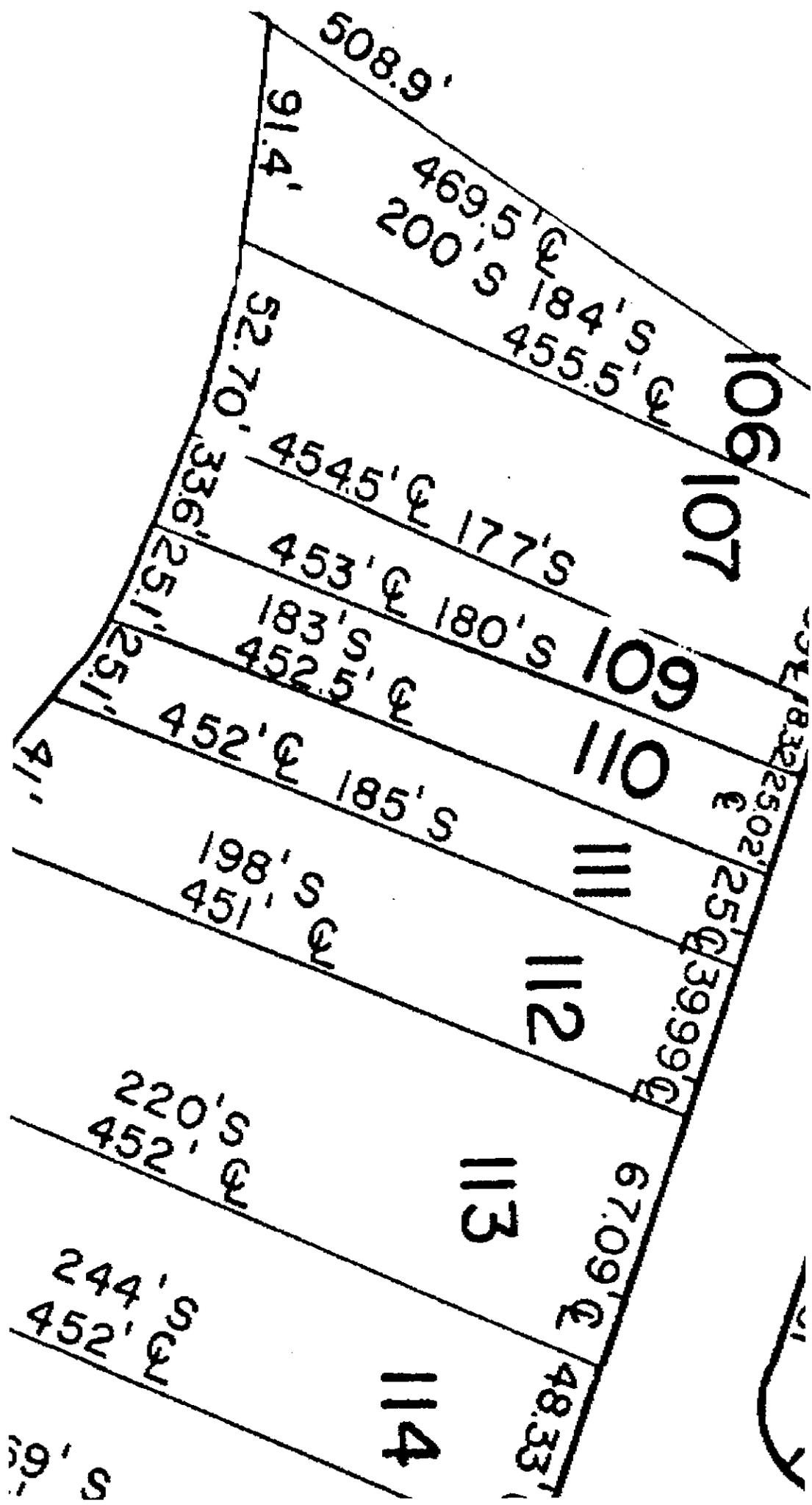
Respectfully,

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

Email address

HWG/lva

This is not a permit. No land shall be used or occupied and no structure shall be constructed, used or occupied until all appropriate approvals and permits are obtained.



106
107

109

110

111

112

113

114

1833

2502'

251' E

39.99' E

67.09' E

48.33'

