



# 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: RONALD & VIRGINIA SKOCZYLAS  
 Address: 426 RIVER RD.  
BENSALEM PA 19020  
 Phone No. [REDACTED]

Owner's Name: SAME AS ABOVE  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 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
- Lot Area
- Yards
- Proposed Building

Other: (describe) PORCH (CONCRETE Addition)

2. Brief description of Real Estate affected:

Tax Parcel Number: 02058022

Location: 726 RIVER RD.

Lot Size: LOOKING FROM FRONT OF HOUSE: LEFT, 220' - MIDDLE 106' - RIGHT 183'

Present Use: SINGLE FAMILY DWELLING

Proposed Use: SAME

Present Zoning Classification: R1

Present Improvement upon Land: HOUSE, GARAGE'S, POOL

Deed recorded at Doylestown in Deed Book 6563 Page 1196

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

REQUEST VARIANCE - SECTION 232-153(e)(2)A.  
TO COMPLETE PORCH.

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):

SECTION 232-153 (E) (1) A.

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

VARIANCE FOR FRONT PORCH SET BACK

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.

PROPOSED PORCH WILL NOT TAKE AWAY FROM THE CHARACTER OF THE NEIGHBORHOOD. PERMIT WAS APPROVED BY TOWNSHIP.

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.

[Redacted Signature]

6/19/14  
Date

Sworn to and subscribed before me this

20 day of June 2014

Notary Public

My commission expires: [Redacted]

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
ROBIN M. REHR, Notary Public  
City of Philadelphia, Phila. County  
My Commission Expires September 27, 2016

PRINCIPALS

Anthony F. Naccarato, PE, SECB  
*President*

Nick Cinalli, PE, SECB - *President Emeritus*

Mark W. Lunden, PE, SECB

Dennis V. Mordan, PE, SECB

Margaret A. Hart, CFO

Paul P. Panzarino, PE

Glenn S. DeHaven

FOUNDERS

William F. O'Donnell, PE - *Retired*

Peter A. Naccarato, PE - *Retired*

June 17, 2014

Ms. Ginny Skoczylas  
726 River Road  
Bensalem, PA 19020

**RE: 726 River Road – A/L  
File No. 0907.0999.00**

On June 17, 2014, we visited the above property for a stakeout inspection of a proposed porch addition. We failed the stakeout for the following reasons:

1. The proposed addition appears to be encroaching into the front yard setback area. We measured +/- 7' instead of the 26'3" that was submitted. The minimum setback for your zoning district is 35'. This is in violation of Section 232-153(e)(1)a. A zoning variance is required for this to remain.

At this time, your stakeout inspection has failed. To continue with the proposed construction of the addition, the addition may not encroach into this setback area, or the proper variance must be obtained from the Township.

Also, we found that the following information must be shown on your plot plan:

1. The distance between the proposed addition must be changed to +/-7' instead of the 26'3".
2. The existing pool must be shown on the plan.
3. Existing garage must be shown on the plan.
4. Existing driveway configuration must be shown on the plan.
5. Any other non-grass areas should be shown on the plan.

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. 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, please contact me in Bensalem at 215-633-3652.

O'Donnell & Naccarato, Inc.

[REDACTED]  
Quinton Nearon  
Bensalem Township Engineering Inspector

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

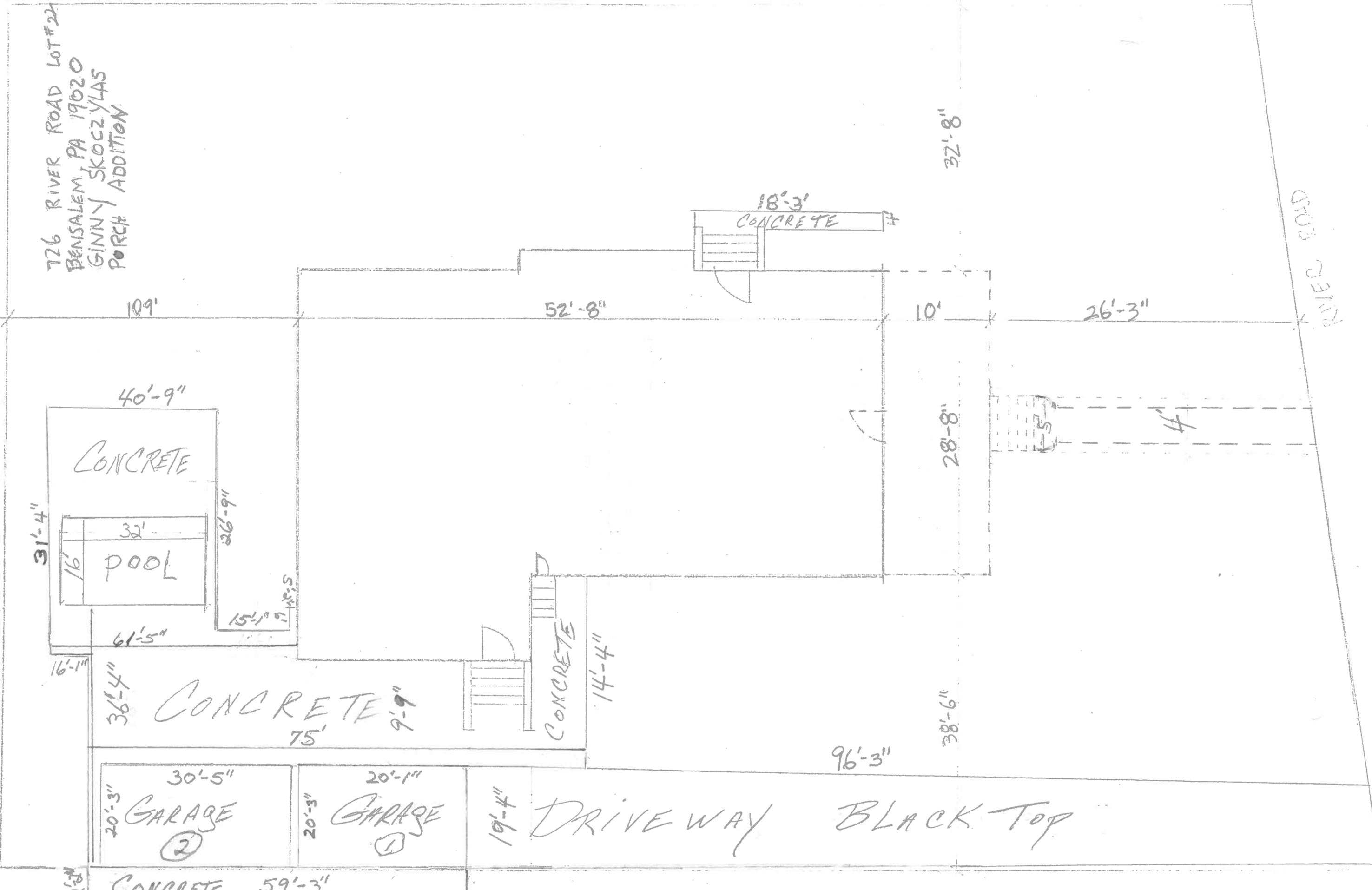
QN:HWG:tar

cc: Matthew Takita, Director of Building and Planning, Bensalem Township  
O'Donahue Contractors via email ([odonahuecontractors@yahoo.com](mailto:odonahuecontractors@yahoo.com))

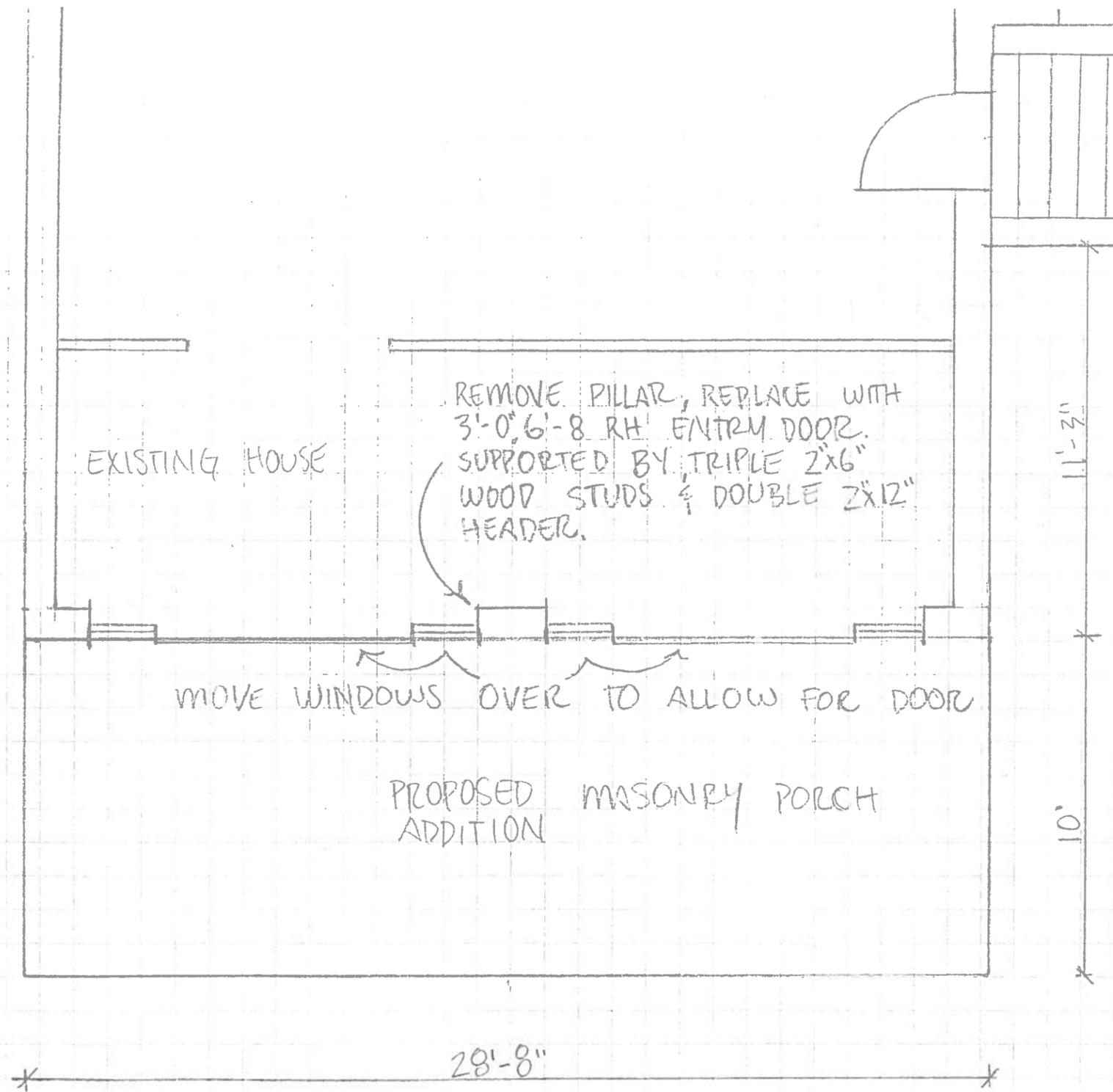
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726 RIVER ROAD LOT # 22  
BENSLEM, PA 19020  
GINNY SKOCZYLAS  
PORCH ADDITION

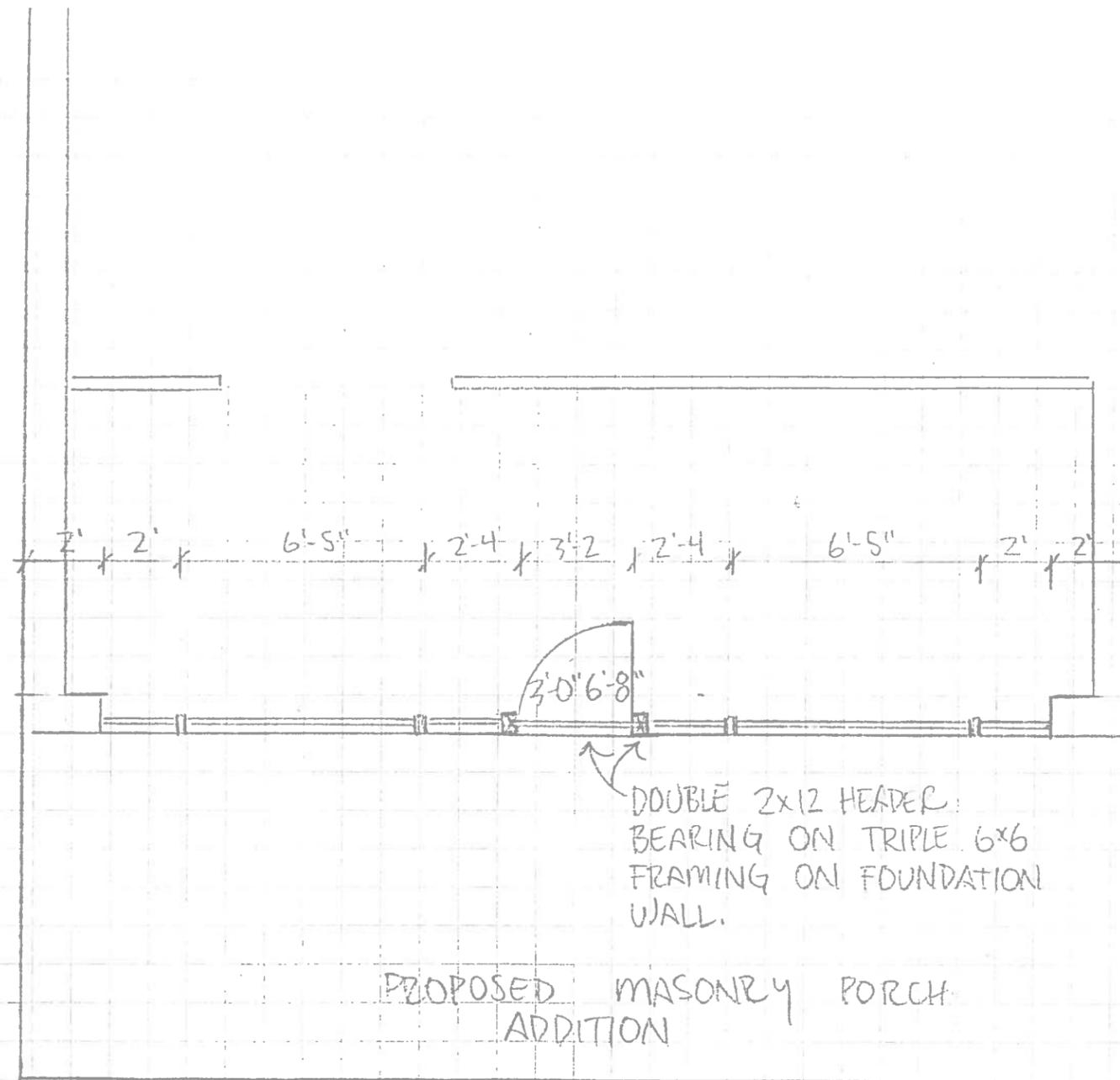
RIVER ROAD



726 RIVER ROAD LOT#22  
BENSALEM, PA 19020  
GINNY SKOCZYLAS  
PORCH ADDITION



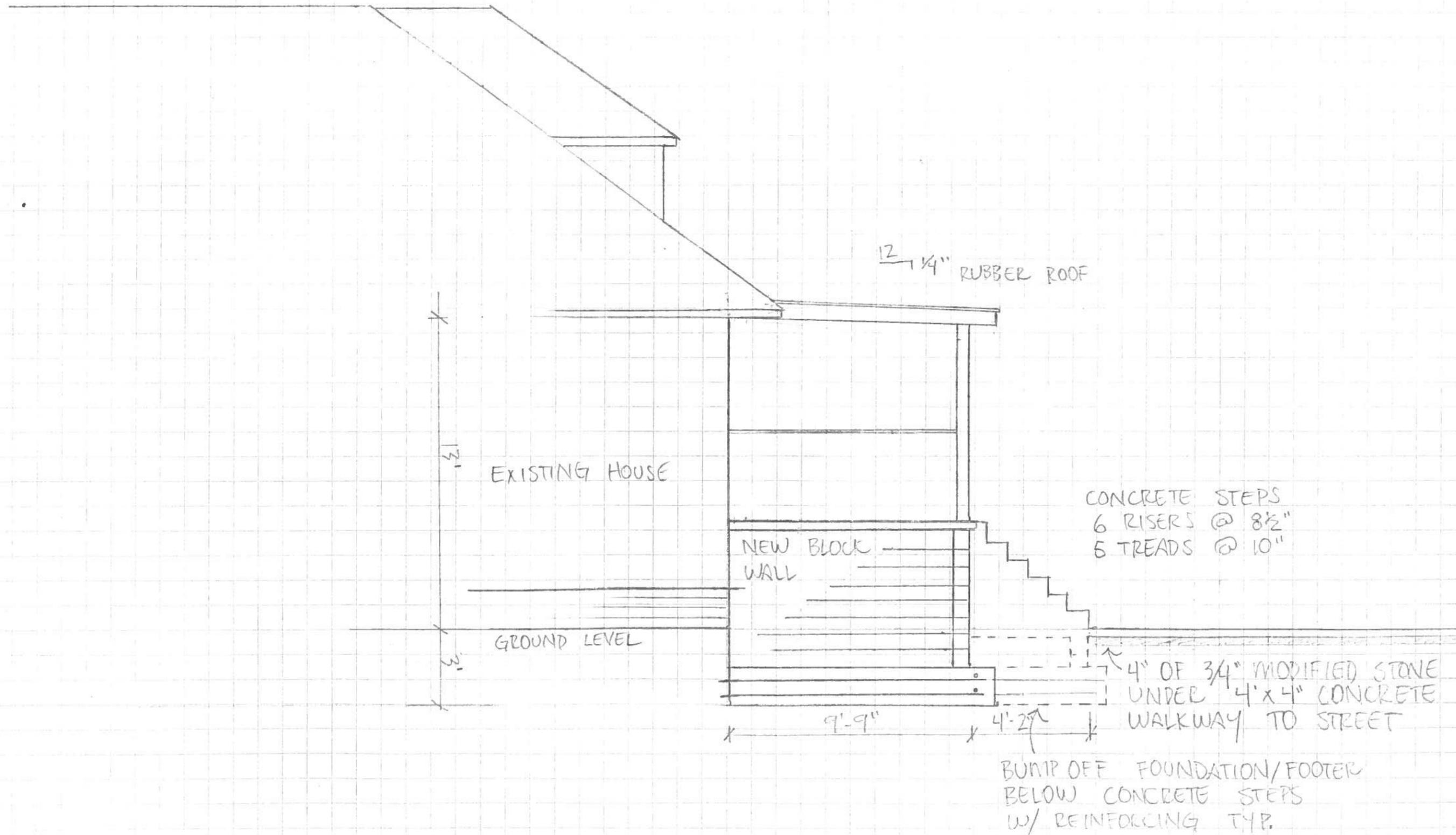
726 RIVER ROAD LOT#22  
BENSALEM, PA 19020  
GINNY SKOCZYLAS  
PORCH ADDITION



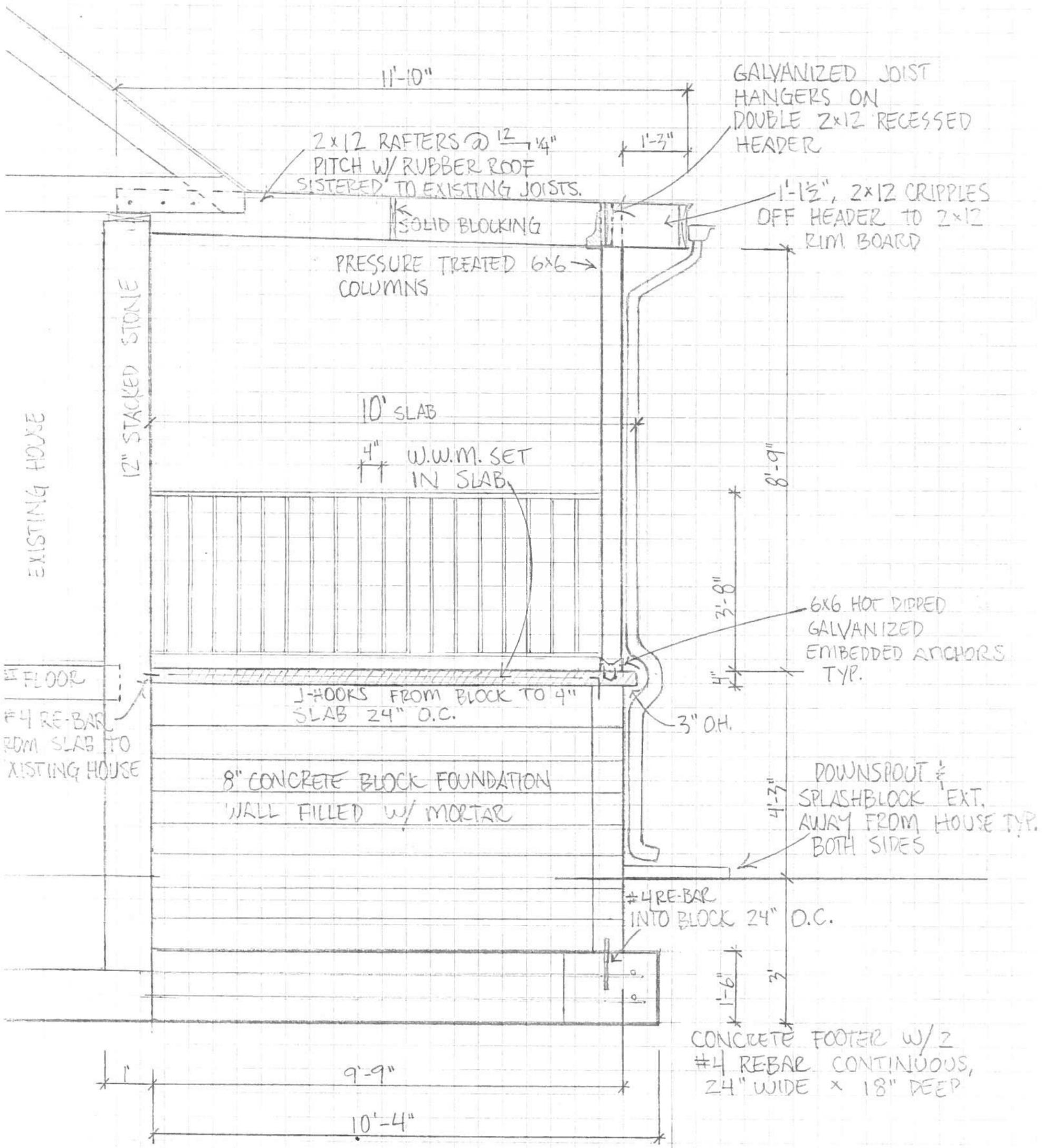
726 RIVER ROAD LOT# 22  
BENSALEM, PA 19020  
GINNY SKOCZYLAS  
PORCH ADDITION



726 RIVER ROAD LOT#22  
BENSALEM, PA 19020  
GINNY SKOCZYLAS  
PORCH ADDITION



726 RIVER ROAD LOT #22  
 BENSLEM, PA 19020  
 GINNY SKOCZYLAS  
 PORCH ADDITION



11'-10"

2x12 RAFTERS @ 12" / 4"  
 PITCH W/ RUBBER ROOF  
 SISTERED TO EXISTING JOISTS.

GALVANIZED JOIST  
 HANGERS ON  
 DOUBLE 2x12 RECESSED  
 HEADER

1'-3"

SOLID BLOCKING

1'-1 1/2", 2x12 CRIPPLES  
 OFF HEADER TO 2x12  
 RIM BOARD

PRESSURE TREATED 6x6  
 COLUMNS

EXISTING HOUSE

12" STACKED STONIE

10' SLAB

4" W.W.M. SET  
 IN SLAB

8'-9"

1<sup>st</sup> FLOOR  
 #4 RE-BAR  
 FROM SLAB TO  
 EXISTING HOUSE

J-HOOKS FROM BLOCK TO 4"  
 SLAB 24" O.C.

6x6 HOT DIPPED  
 GALVANIZED  
 EMBEDDED ANCHORS  
 TYP.

3'-8"

4"

3" OH.

8" CONCRETE BLOCK FOUNDATION  
 WALL FILLED W/ MORTAR

41-3"  
 DOWNSPOUT &  
 SPLASHBLOCK EXT.  
 AWAY FROM HOUSE TYP.  
 BOTH SIDES

#4 RE-BAR  
 INTO BLOCK 24" O.C.

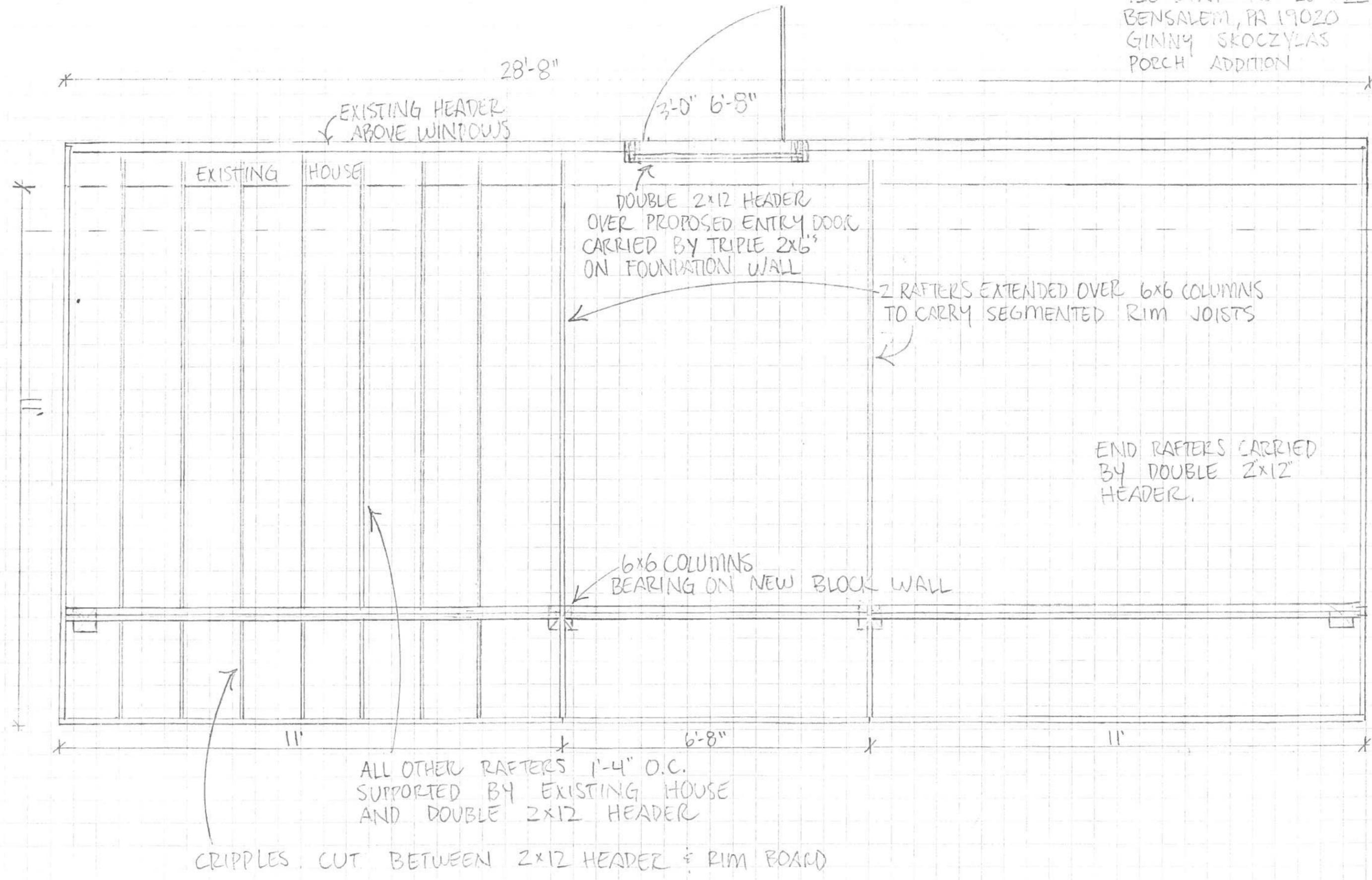
CONCRETE FOOTER W/ 2  
 #4 REBAR CONTINUOUS,  
 24" WIDE x 18" DEEP

1'-6"

9'-9"

10'-4"

726 RIVER RD LOT#22  
BENSALEM, PA 19020  
GINNY SKOCZYLAS  
PORCH ADDITION



28'-8"

EXISTING HEADER  
ABOVE WINDOWS

3'-0" 6'-8"

EXISTING HOUSE

DOUBLE 2x12 HEADER  
OVER PROPOSED ENTRY DOOR  
CARRIED BY TRIPLE 2x6'S  
ON FOUNDATION WALL

2 RAFTERS EXTENDED OVER 6x6 COLUMNS  
TO CARRY SEGMENTED RIM JOISTS

END RAFTERS CARRIED  
BY DOUBLE 2x12  
HEADER.

6x6 COLUMNS  
BEARING ON NEW BLOCK WALL

ALL OTHER RAFTERS 1'-4" O.C.  
SUPPORTED BY EXISTING HOUSE  
AND DOUBLE 2x12 HEADER

CRIPPLES CUT BETWEEN 2x12 HEADER & RIM BOARD

11'

11'

6'-8"

11'

2-58-22



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