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: MAQSOODA BEGUM

Address: "

Phone No.

Owner's Name: MAQSOODA BEGUM

Address: 1154 St. Andrews Drive
West Chester PA 19380

Phone No.

Attorney Name: RANA M TAJ ESQ.

Address: 1950 Street 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:

- ☐ **Use**
- ☒ **Lot Area**
- ☐ **Height**
- ☐ **Yards**
- ☒ **Existing Building**
- ☐ **Proposed Building**
- ☐ **Occupancy**
- ☐ **Other:** (describe) _____

2. **Brief description of Real Estate affected:**

Tax Parcel Number: 02-016-131

Location: 4408 WILLOW AVE

Lot Size: 4800 SF

Present Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

Present Zoning Classification: R-2

Present Improvement upon Land: BEDROOM ADDITION

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.

_____

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):

   IMPERIOUS SURFACE 45 % MAXIMUM

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

   INCREASE OF IMPERVIOUS SURFACE PERCENTAGE TO 50%

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.

   IMPROVMENTS TO PROPERTY CANNOT MEET IMPERVIOUS REQUIREMENT WITHOUT REMOVAL OF SIGNIFICANT SURFACES RENDERING PROPERTY UNSAFE DUE TO NON-CONFORMING LOT. BUILDING IMPROVEMENT DOES NOT EXCEED BULDING REQUIREMENTS

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 10-18-15

Sworn to and subscribed before me this

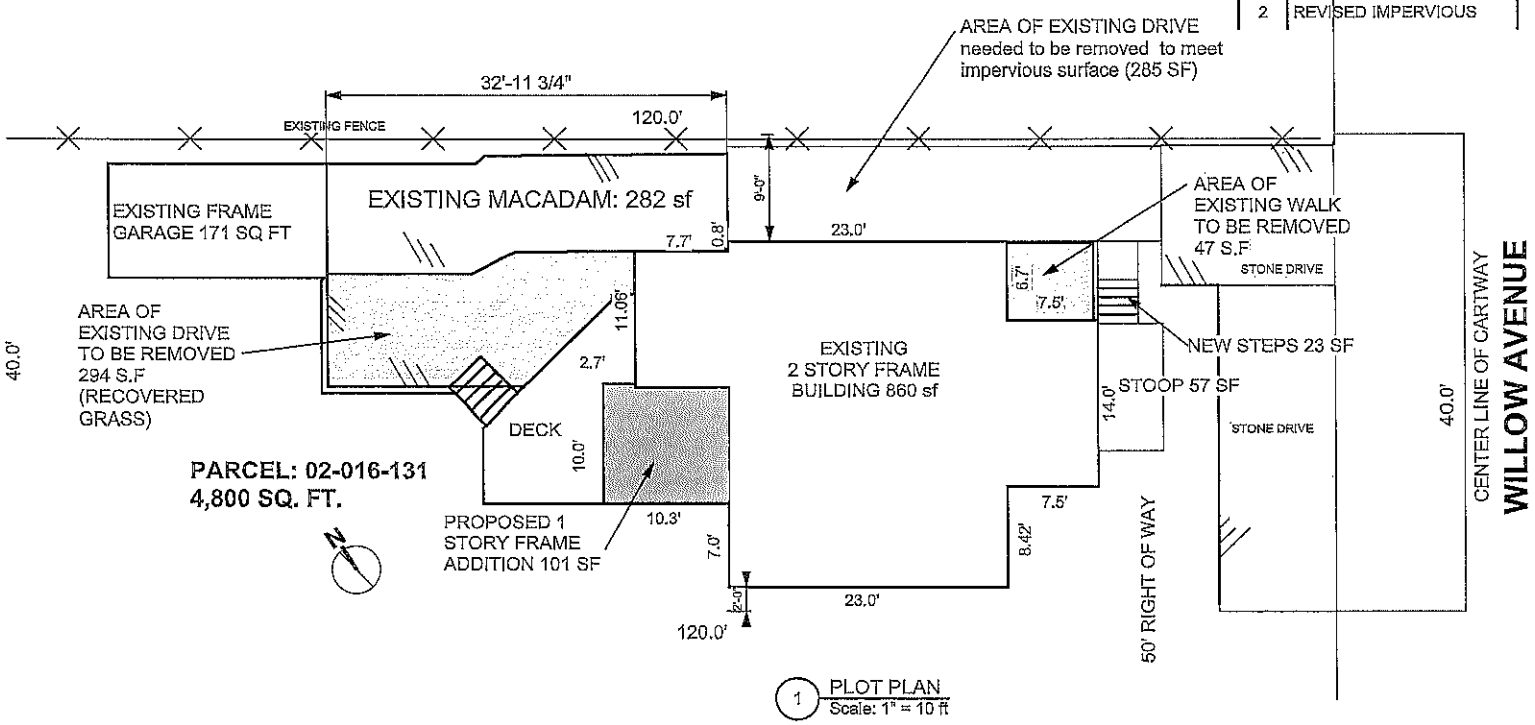
18 day of October 2015

Notary Public

My commission expires:

SEAL
BIR
blic
LAWARE COUNTY
es Nov 21, 2015

REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
1	IMPERVIOUS DATA	9/8/15	
2	REVISED IMPERVIOUS	9/29/15	



1 PLOT PLAN
Scale: 1" = 10 ft

NOTE: PLOT PLAN IS AN ESTIMATE OF BUILDING LOCATION.
VERIFICATION IS REQUIRED BY SITE SURVEY

FLOOR AREA	EXISTING	ADDITION
FIRST FLOOR	860 sq ft	
SECOND FLOOR	453 sq ft	
ADDITION (1ST FLOOR)		101 sq ft
TOTAL	1313 sq ft	1414 sq ft
NEW DECK		131 sq ft
FRONT STOOP	23 sq ft	

ZONING DATA

BENSALEM TOWNSHIP
DISTRICT R-2

MIN LOT:	7,500 SF
MIN. WIDTH:	75 FEET
MAX. BUILDING COVER:	40% (1,920 SF)
MAX. IMPERVIOUS:	45% (2,160 SF)
FRONT SETBACK:	25 FEET
SIDE SETBACK:	9 FEET MIN. 20 FT. AGG.
REAR SETBACK	25 FEET
MAX. BUILDING HEIGHT:	35 FEET

2 BUILDING FOOT PRINT: 860 SF. + PROPOSED (101 sf) =961 SF + Garage (171 SF) = **1,123 sf**
EXISTING PROPERTY MINUS 50 FT RIGHT OF WAY: 3800 SF
3800 X 45% (IMPERVIOUS) = 1710 SQ. FT MAX
BLDG'S.(1,132 SF) + porch & walks (80 sf) + DRIVE(567) = 1779 SF total impervious = 47% IMPERVIOUS.

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www.djbarchitect.net
DJB ARCHITECT
PA: RA011072X NJ: AI10899 MD: 0014403

Project Title: ALTERARTION AND ADDITION TO
4408 WILLOW AVE
FEASTERVILLE-TREVOSE, PA 19053

Sheet Title: PLOT

Drawn By: DJB
Checked by: DJB
Date: 5/21/15
Scale: NOTED
Sheet No. A-01.1 of 6

O'DONNELL & NACCARATO
STRUCTURAL ENGINEERS

PHILADELPHIA, PA | BETHLEHEM, PA | MOUNTAINSIDE, NJ

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Michael E. Herrmann, PE
FOUNDERS
William F. O'Donnell, PE, *Retired*
Peter A. Naccarato, PE, *Retired*

September 28, 2015

Mr. Maqsooda Begum
1154 St. Andrews Drive
West Chester, PA 19380

RE: 4408 Willow Avenue – A/L
File No. 0907.0999.00

We reviewed the revised plan dated September 8, 2015 regarding the impervious coverage calculation and it appears that with the proposed modifications and the proposed addition the property will have an impervious coverage area of +/- 1875 sf which is +/- 49.3%. The maximum for your zoning district is 45%. This is in violation of Section 232-167(d)(1).

Based on the above, you need to remove additional impervious coverage areas on the property or apply for a variance. If you wish to apply for a variance, you should submit a plan to the Township Engineer noting what you wish to do on the property so the variance application is correct for the proposed work on the property.

If you have any questions pertaining to this correspondence, please contact me at 215-633-3652 or via email at qnearon@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
David Barici via email dbarici@djbarchitect.net

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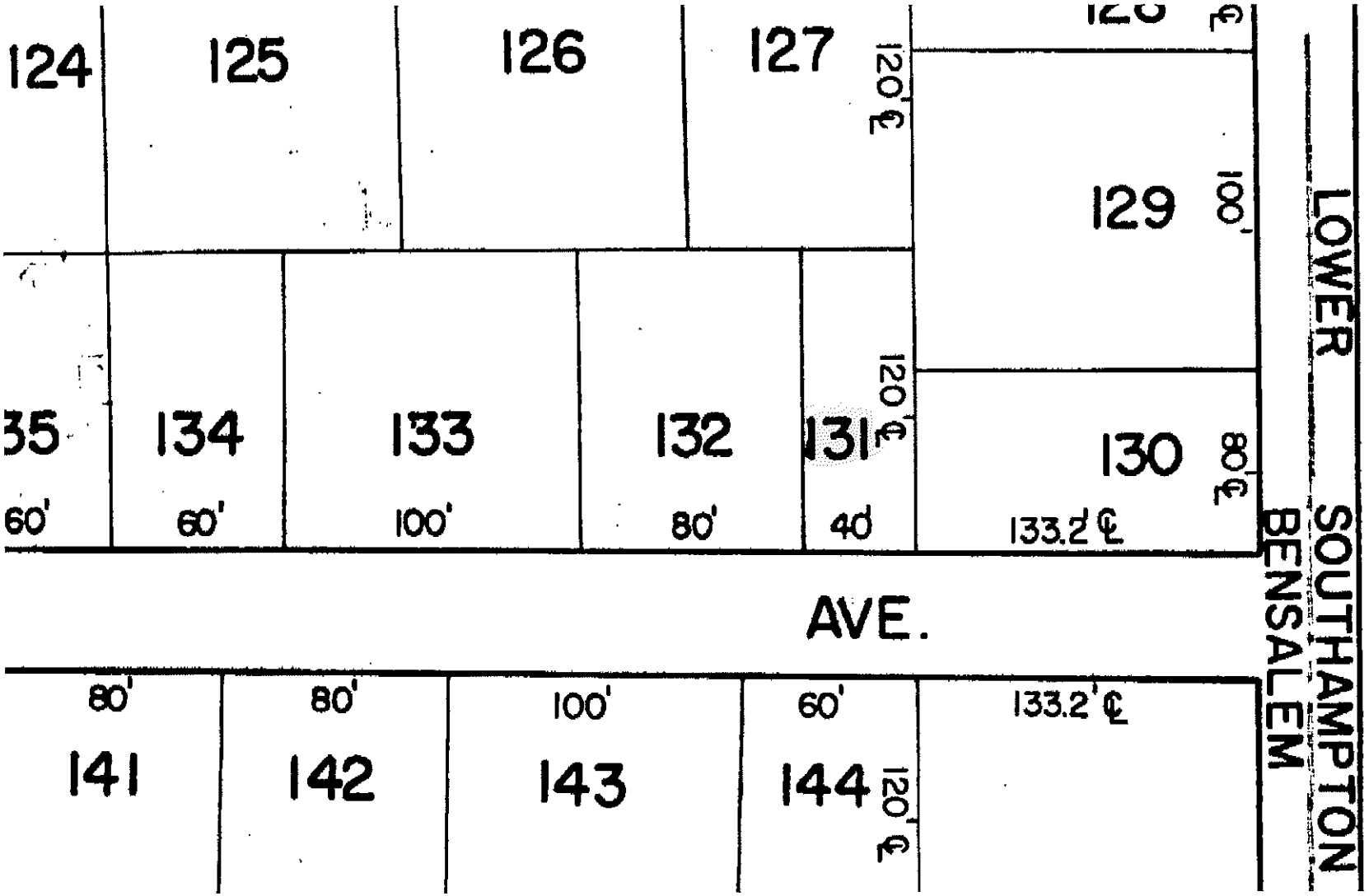
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133.2' ℄
AVE.
LOWER SOUTHAMPTON
BENSALEM
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142
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143
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