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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 29, 2016

Ken Brown
4637 Cypress Ave
Trevose, PA 19053

Project:	ADDITION
Project Address:	4637 CYPRESS AVE BENSALEM, PA 19020
Tax Parcel:	02-005-336
Property Owner:	SAME AS ADDRESSED
Permit Status:	APPLICATION DENIED

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

HWG/lva
Enclosures



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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: Kenneth & Lynda D. Brown Sr

Address: 4637 Cypress Ave.
Trevose PA 19053

Phone No. _____

Owner's Name: Kenneth & Lynda D. Brown Sr

Address: 4637 Cypress Ave.
Trevose PA. 19053

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:

- | | |
|--|---|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input checked="" type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 230

Location: 4637 Cypress Ave, Treviso PA 19053

Lot Size: 40'

Present Use: Residential

Proposed Use: Residential

Present Zoning Classification: R2

Present Improvement upon Land: House Addition

Deed recorded at Doylestown in Deed Book 2677 Page 180

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):

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

The proposed 2ft side yard is less than required 9 ft. [Section 232-167 (e) a.] Extension of existing house is already at 2ft ~~not~~ Not proposed 9ft.

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.

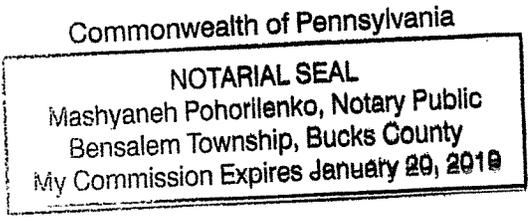
I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Appellant's or Owner's Signature _____ Date 5-16-16

Sworn to and subscribed before me this

16th day of May 200 2016

Notary Public
My commission expires: 1-20-2019





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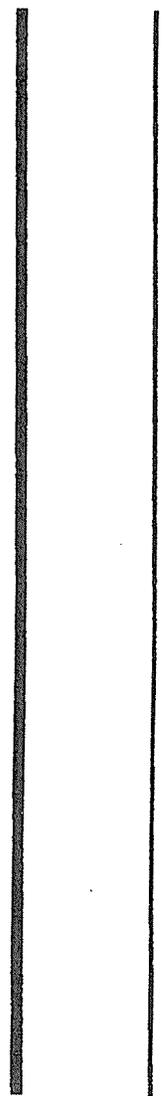
Respectfully,

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

HWG/lva
Enclosures

80'	319	100'
120'	318	80'
130' E		130' E
40'	316	60'
130' E		
80'	314-1	80'
E		

340	345	60'
60'	339	80'
60'	347	
60'	337-1	
40'	336	
100'	348	120'
	335	
60'	349	60'
	334	
	350	80'
S	333	



GENERAL NOTES

DEMOLITION

- As shown on Demolition Plans, sheet A2.

MASONRY

- New foundation to be 8" CMU block.
- New footings to be continuous concrete with reinforcing.

METALS

- New continuous 5K aluminum box gutters and downspouts at addition and existing structure. Finish to be verified with owner.

FRAMING

- Interior walls to be 2x4-16" o.c. framing.
- Size and connection details for LVL between new kitchen and existing bedroom/new living rooms to be determined by GC.
- Floor and Roof framing by GC. Shore existing structure as required before installing new beams/framing members.
- Provide blocking as needed for cabinets, mirrors, and bath accessories.
- Frame as needed for new window openings. New (3) 2x6 headers, typ. unless otherwise specified.

GYPNUM WALL BOARD, PLASTER AND INSULATION

- Patch existing plaster walls and ceilings where cracked or chipped at existing 2nd floor bedroom/new living room.
- New walls and ceilings to be ½" drywall with the following exception noted:
 - Wet areas to receive ½" green board backer.
- New roof to receive R-40 batt insulation (min).
- New walls to receive R-19 batt insulation (min).

DOORS AND WINDOWS

- New interior doors to be 1¾" wood, paint grade, style to match existing as closely as possible.
 - Knob hardware manufacturer and finish to be determined by GC and verified by owner. Privacy locks on Bedrooms and Bathrooms.
 - Hinges to be furnished and installed by GC.
- New vinyl windows to be manufactured by Grand Estate. Color to be white with white hardware and screens. Sizes as noted on plans.
- Style of new exterior Doors to be selected by owner.

EXTERIOR FINISH

- Areas of addition to be finished using Certainteed premium vinyl siding. Style and color to match existing.

ROOFING

- New pitched roof to receive 30 year architectural shingles by Tamko.

INTERIOR TRIM/FINISH CARPENTRY

- New door casing, window trim, and baseboard to match size and profile of existing as closely as possible using non custom pieces.
- New windows to receive ¾" wood sill, paint grade w/ eased edge.
- Master Closet fit out by GC.

FLOORING

- Mudroom and hallway at 1st floor addition, kitchen and bathroom at 2nd floor to receive new porcelain tile.
- New wall-to-wall carpet to be installed in new bedrooms.

CABINERY

- Manufacturer of Kitchen & Bath cabinets to be determined by GC. Finish to be selected by Owner. Furnished, assembled, and installed by GC.

TILE AND COUNTERTOP

- Tile manufacturers and styles to be selected by owner, furnished and installed by GC.
- Kitchen Countertop to be Granite. Color selected by owner.

PAINTING

- All paint colors to be selected by owner. 1 coat primer. 2 coats finish.
- Note: All wallpaper at new living room/existing bedroom to be removed prior to painting.

HVAC

- Existing radiators to remain.
- Extend radiator piping to addition.

PLUMBING

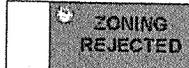
- New radiators/baseboard heaters sized by HVAC/PC for adequate heat for the room size.
- All new plumbing fixtures to be approved by owner; furnished and installed by GC.

SPECIALTIES

- New bathroom to receive the following accessories, provided by GC with req'd blocking:
 - 24" towel bar
 - TP holder
 - Bath Ring
 - Robe Hook
- The following kitchen appliances to be provided by owner, installed by GC:
 - Ref, Micro/hood, Range, Garbage Disposal, Dish Washer

ELECTRICAL

- Outlets to be 16" off and switches to be 42" off, unless otherwise noted.
- Provide required power for HVAC equipment and appliances.



The proposed 2 ft side yard is less than the required 9 ft [Section 232-167(e)a.]

Proposed Grading and Erosion and Sedimentation plans must be provided

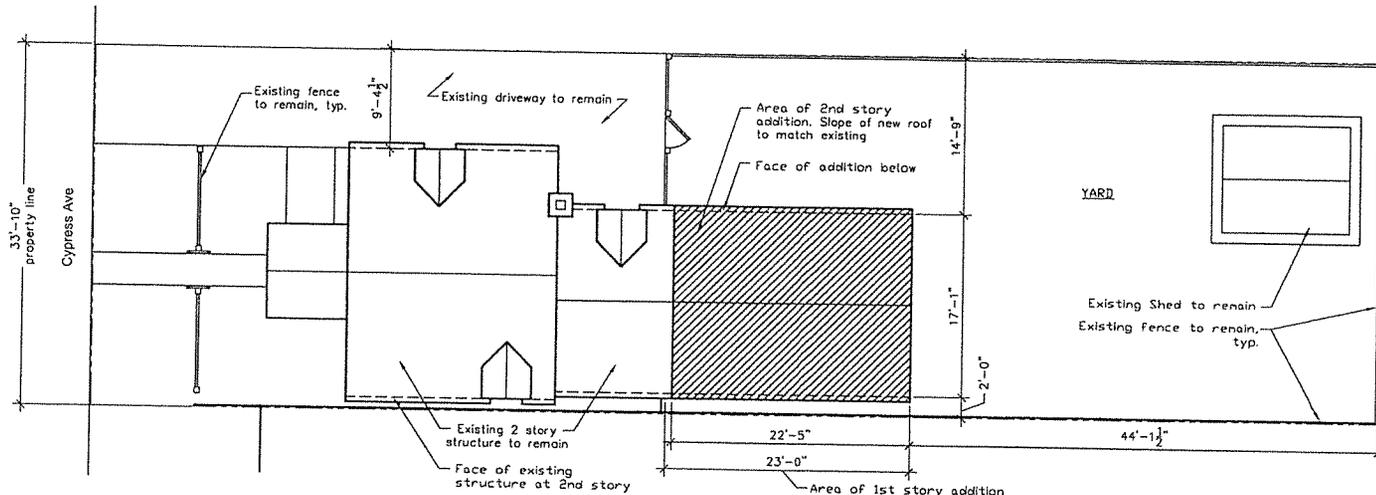
DRAWING LIST	
A1	General Notes, Zoning Chart, Site Plan
A2	Demolition Plans, Foundation Plan
A3	First and Second Floor Plans
A4	Roof Plan, Building Section
A5	Exterior Elevations
A6	Wall Section, Electrical Plans

EXTERIOR DOOR & WINDOW SCHEDULE				
	DESCRIPTION	R.O.	MFG.	QTY
A	TWIN DOUBLE HUNG UNIT	60" x 60"	GRAND ESTATE	2
B	DOUBLE HUNG UNIT	36" x 60"	GRAND ESTATE	3
C	DOUBLE HUNG UNIT	30" x 48"	GRAND ESTATE	1
D	DOUBLE HUNG UNIT-TEMPERED	30" x 48"	GRAND ESTATE	2
E	EXTERIOR DOOR	32" x 80"	GRAND ESTATE	1
F	EXTERIOR SCREEN DOOR	32" x 80"	GRAND ESTATE	1

Notes: All units to have low-e glass with grilles, integral j-channel and nailing flanges. Field verify rough openings prior to framing. Egress units must have 20" wide and 24" high minimum clear opening with sash in full open position and meet the 5.7sf for 2nd floor sleeping rooms or 5.0sf for ground level sleeping rooms total opening requirement. Units located within 24" of any door shall be tempered safety glass. Operable windows more than 72" from the bottom sill to grade or surface below shall have a minimum sill height of 24" above finished floor.

ZONING CHART - R2 Classification - Single Family Detached Residential

Requirement	Requirement	Existing	Proposed
Lot Area	7,500sf min	4,093sf	4,093sf
Lot Width	75'-0" min	34'-4"	34'-4"
Building Area	40% max	21%	25%
Impervious Area	45% max	36%	40%
Front Setback	25'-0" min	24'-0"	24'-0"
Rear Setback	25'-0" min	53'-3"	43'-1 ½"
Side Setbacks	9'-0" min	2'-0", 9'-4 ½"	2'-0", 14'-9"
Building Height	35'-0" max	21'-3"	24'-0"



1 Site Plan- Proposed
A1 1/8" = 1'-0"



Brown Residence - Two Story Addition
4637 Cypress Ave. Treviso, PA 19053

Lot # 336
TMP # 02-005-336

GENERAL CONTRACTOR:
PRO-LINE REMODELING
4341 Pine Street
Treviso, PA 19053
P : 267.800.3734

DATE: 20 April 2016
SCALE: As Noted

DRAWING TITLE:
General Notes
Drawing List
Schedules
Site Plan

A1