



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: 2014-414

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

RECEIVED

AUG 15 2014

Check applicable item(s):

BENSALEM TOWNSHIP
BUILDING AND PLANNING

- Certification of Non-Conforming ~~Use~~ Lot/Structure
- Application for Validity Challenge
- Administrative Officer in refusing my application for a ^{zoning} ~~building~~ permit dated: July 17, 2014
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Thomas G. Snyder

Address: 130 Elmwood Avenue
Feasterville, PA 19053

Phone No. [REDACTED]

Owner's Name: Terri L. White

Address: 66 Daw Road
Pleasant Mount, PA 18453

Phone No. [REDACTED]

Attorney Name: Richard C. Osterhout, Esquire

Address: 1744 Bridgetown Pike
Feasterville, PA 19053

Phone No. (215) 355-2440

Interest of appellant, if not owners (agent, lessee, etc.):

Equitable Owner; owner joins in Appeal.

1. Application relates to the following:

Check items if applicable:

- Use
- Height
- Existing Building
- Occupancy
- Other: (describe) Non-Conforming Lot/Structure
- Lot Area
- Yards
- Proposed Building

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-065-011

Location: 479 Wicker Avenue

Lot Size: 50 ft. x 125 ft., 6250 sq. ft.

Present Use: Single-Family Detached Dwelling and Private Garage

Proposed Use: Single-Family Detached Dwelling

Present Zoning Classification: R-1 Residential District

Present Improvement upon Land: Mobile Home and Private Garage

Deed recorded at Doylestown in Deed Book 6992 Page 75&c.
and Instrument Number 2012082841

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

Not Applicable

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: July 12, 2014

Your statement of alleged error of Zoning Administrative Office: Failed to recognize that existing lot and structure are legally existing non-conforming, served by public water and sewer, upon subdivision plan recorded prior to Township Zoning and that northwest property line is upon a paper street.

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):

232-3, 232-153(e) (1), (2) and (3), 232-581(a) and (b) and 232-696

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired): Appeal, Variance and/or Special Exception to construct single family dwelling with front yard/side yard of 16 feet instead of required 35 feet adjoining paper street and rear yard/side yard opposite paper street of 12 feet instead of required 30 feet.

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 construction of new single family detached dwelling will be suitable to and in harmony with and appropriate in appearance with development in the area. Relief requested to avoid unnecessary hardship to this undersized legally existing non-conforming lot and to permit substantial improvement thereto by construction of a new single family detached dwelling thereon.

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]

8/15/14

Appellant's or Owner's Signature
Thomas G. Snyder, Equitable Owner

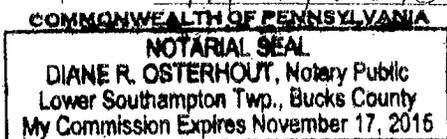
Date

Sworn to and subscribed before me this

15th day of August, 2014 ~~2009~~

Notary Public

My commission expires: 11/17/2015



T.M.P. 2-65-15-1

PL 050-015-1
100 110

T.M.P.
2-65-10

MARYLAND AVE.
(PAPER STREET)

S28°41'00"E

CURRENT ZONING FRONT
YARD SET BACK

PROPOSED ZONING
VARIANCE FOR FRONT
SET BACK

125.00'

N61°19'00"E

50.00'

22'

22.0'

35'

PROPOSED HOUSE

16'

59.0'

12'

S61°19'00"W

125.00'

50.00'

35'

N28°41'00"W

T.M.P.
2-65-12

WICKER

T.M.P. 2-65-15-11 P. 02-060-015-1
AL 278, 311

T.M.P.
2-65-10

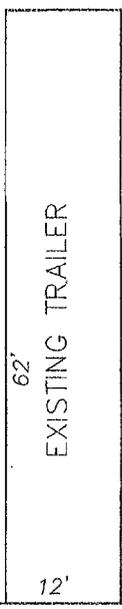
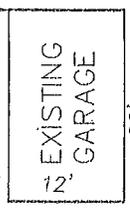
MARYLAND AVE.
(PAPER SIRLET)

N61°19'00"E 125.00'

S28°41'00"E

50.00'

6'



15'

50.00'

N28°41'00"W

S61°19'00"W

125.00'

T.M.P.
2-65-12

WICKER



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

July 17, 2014

Thomas G. Snyder
130 Elmwood Ave
Feasterville, PA 19053

Project:	Zoning Permit for Single Family Home
Project Address:	479 Wicker Ave Bensalem Pa. 19020
Tax Parcel:	02-065-011
Property Owner:	same as addressed
Permit Status:	application denied

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to the *Code of the Township of Bensalem*, Chapter 232 ZONING. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

- **The proposed front yard setback of 18 feet is less than the required 35 feet. [Section 232-153(1)a]**

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 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.

Respectfully,


Harold Gans, P.E., P.L.S.
Township Engineer
215-633-3652


email address

MKT/lva
Enclosures

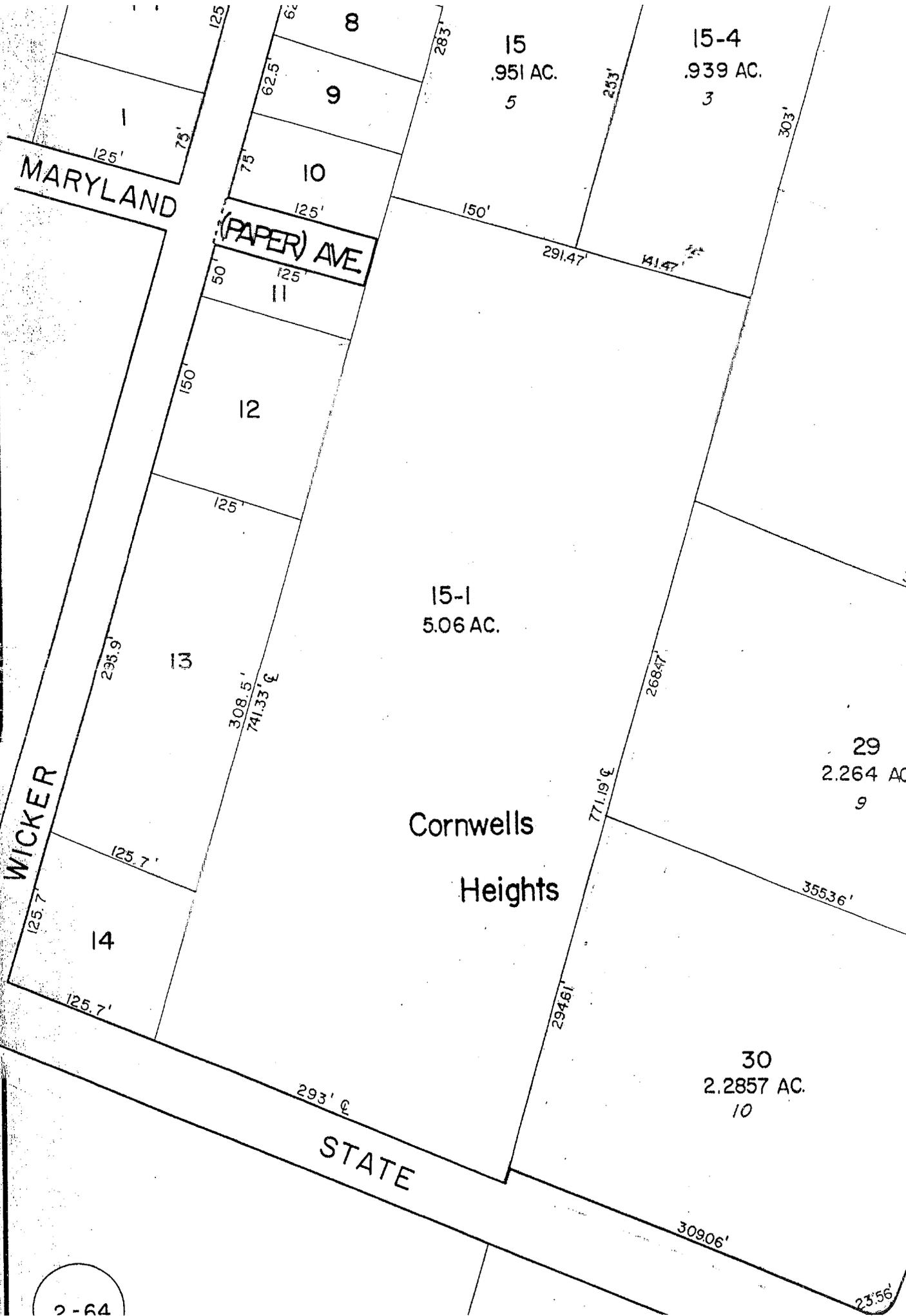
MARYLAND

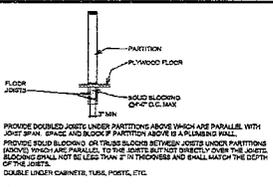
WICKER

(PAPER) AVE

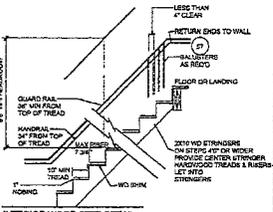
STATE

Cornwells Heights

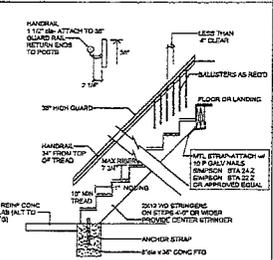




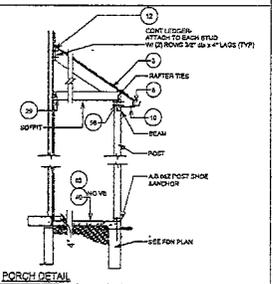
FLOOR JOIST DETAIL
1/2" = 1'-0"



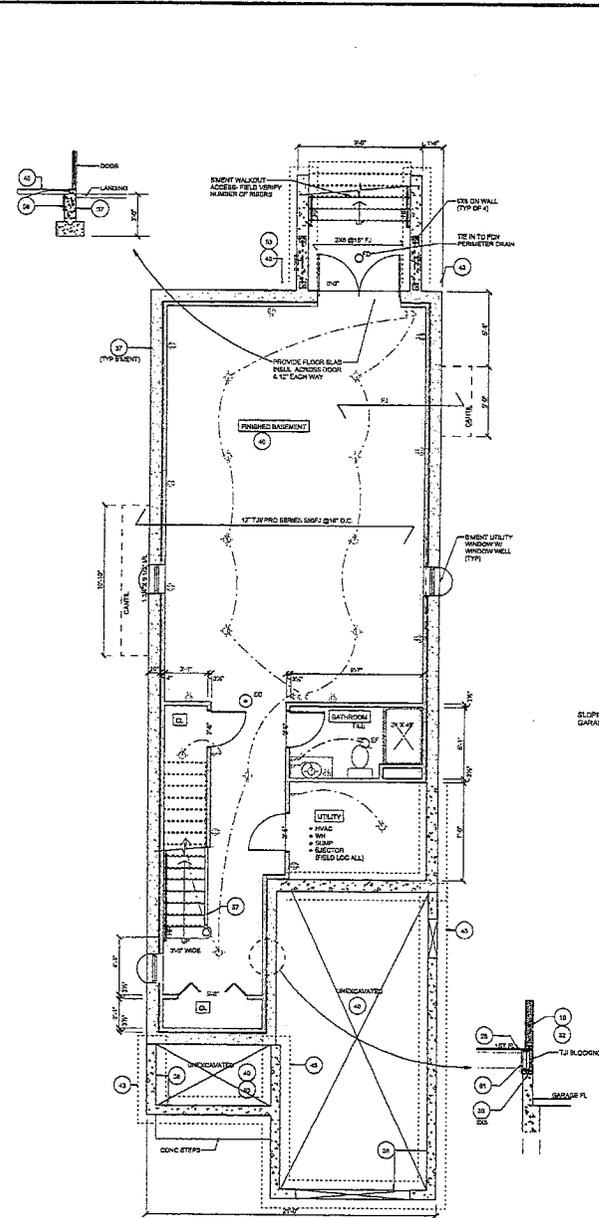
INTERIOR WOOD STEP DETAIL
3/4" WIDE 1/4" WIDE
1/4" = 1'-0"



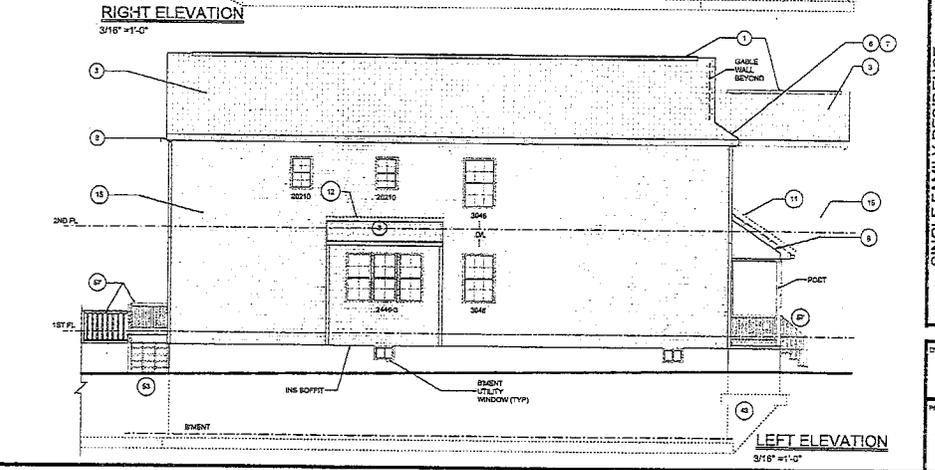
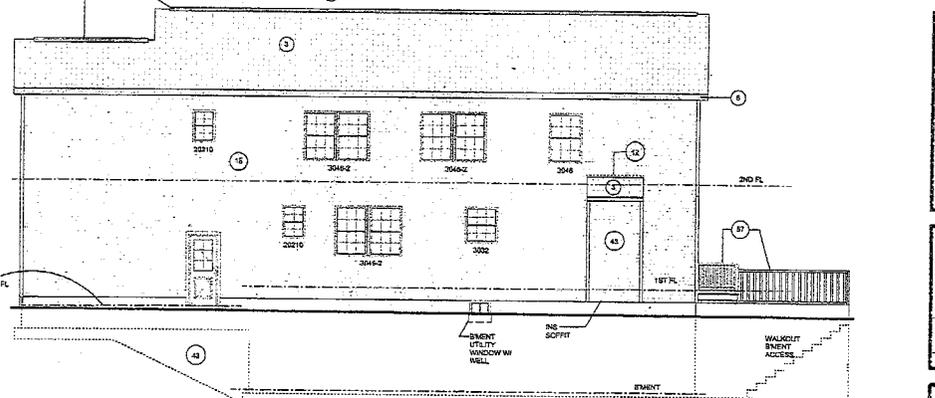
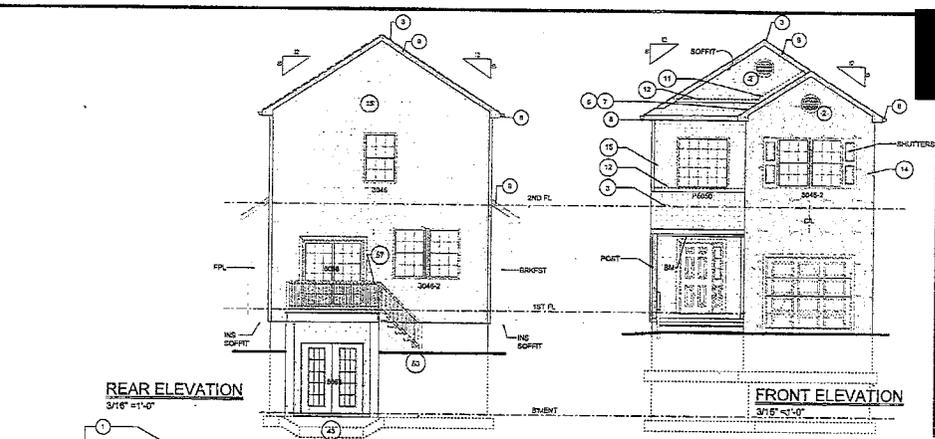
EXTERIOR WOOD STEP DETAIL
4" WIDE
1/4" = 1'-0"



PORCH DETAIL
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"



MICHAEL J. CIBIK
REGISTERED ARCHITECT
PENNSYLVANIA
114 WILKES BARRE DRIVE
LANY TOWN, PA 16801
(717) 943-9008

MJL

SINGLE FAMILY RESIDENCE
BOSTON AVE., BENSALEM
SNYDER HOMES
OLD LINCOLN HIGHWAY
LANGHORNE, PA 19047

DWG NO. **A2**
OF 3
PROJ. NO. **1393**

