



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: Mario C. Cappuccino Jr.
 Address: 2349 Gallopway Road
Bensalem, Pa. 19020
 Phone No. _____

Owner's Name: _____
 Address: Same as Above
 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: 02-033-049
Location: 2349 Halloway Road
Lot Size: _____
Present Use: None
Proposed Use: Storage
Present Zoning Classification: Residential
Present Improvement upon Land: _____
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.

N/A

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

Date Determination was made: N/A

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 pole base appears to be over the max. of 25% of the square footage of the principal building. We calculated 142% w/ the tower

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

[Handwritten Signature]

Date

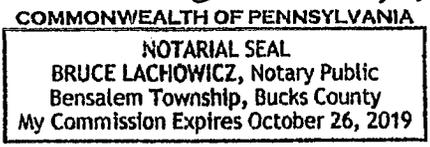
Jan. 7, 2016

Sworn to and subscribed before me this

07 day of January, 20016

Notary Public

My commission expires: Oct. 26, 2019





PHILADELPHIA, PA | BETHLEHEM, PA | MOUNTAINSIDE, NJ

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Peter A. Naccarato, PE, *Retired*

January 7, 2016

Mr. Mario Cappuccino, Sr.
2349 Galloway Road
Bensalem, PA 19020

**RE: 2349 Galloway Road – A/L
File No. 0907.0999.00**

On January 5, 2016, we visited the above property for a stakeout inspection of a proposed pole barn. We have failed the stakeout for the following reason:

- The proposed pole barn appears to be over the maximum of 25% of the square footage of the principal building. We calculated 142% with the existing accessory structures and principal building. This is in violation of [Section 232-69a] accessory structure definition. zoning variance is required for this to remain.

At this time, your stakeout inspection has failed. To continue with the proposed construction of the pole barn, the proper variance must be obtained from the Township.

Based on the above listed zoning deficiency, your permit has been suspended. In order to proceed with this construction, you are required to obtain a variance from the Bensalem Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained in the Building and Planning Department located in the Bensalem Township Municipal Complex at 2400 Byberry Rd, Bensalem Township.

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

1. Proper setbacks should be shown on the proposed location of the proposed structure. We found slight discrepancies while measuring in the field.
2. There must be a ten foot separation from one structure to another per Section 232-583(a)(3)



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.

Quinton Nearon
Bensalem Township Engineering Inspector

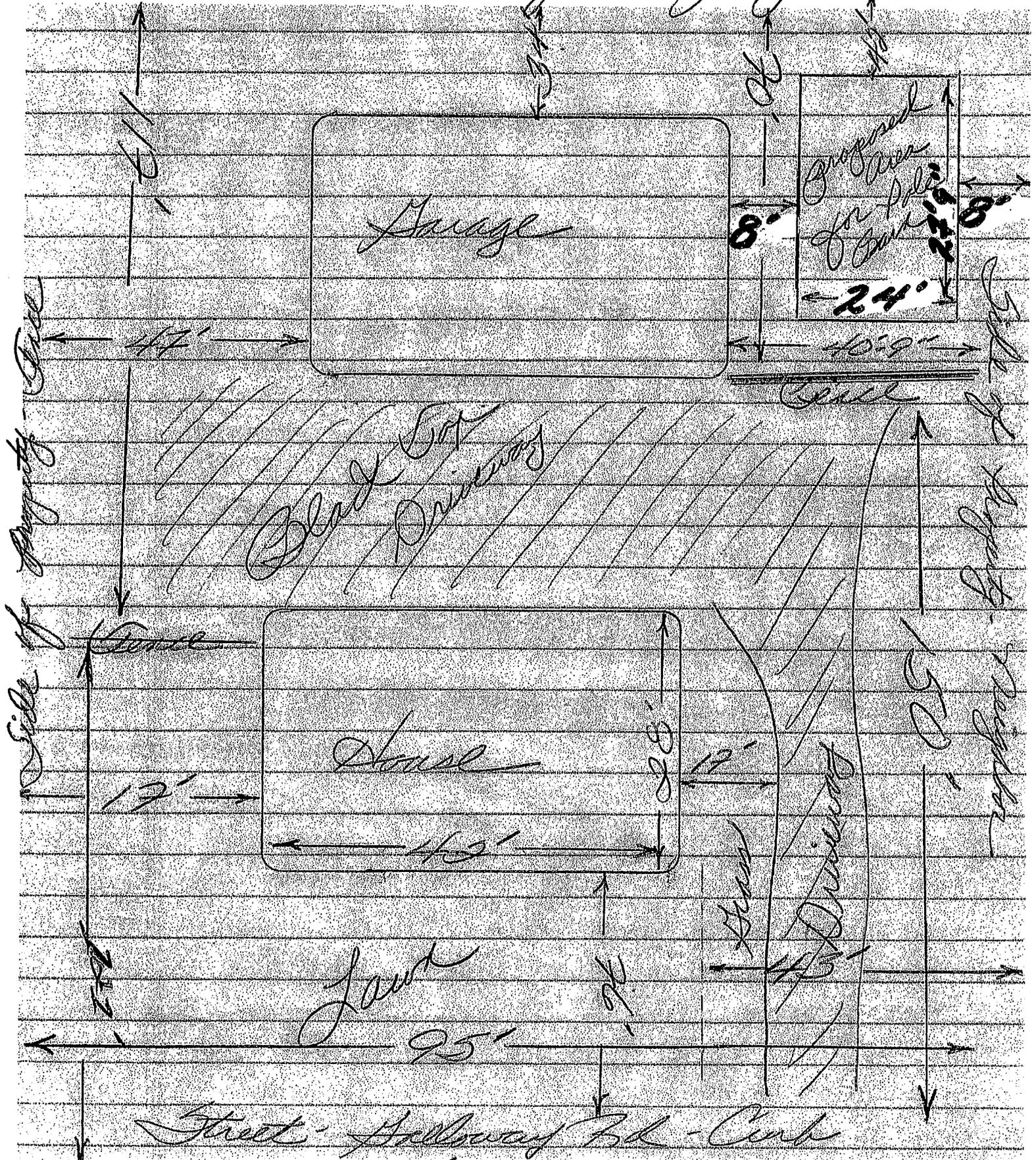
Harold W. Gans, P.E., P.L.S.
Bensalem Township Engineer

QN:HWG:tar

cc: Matthew Takita, Director of Building and Planning, Bensalem Township

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Back of Property Line



Note: Revised 9-14-15

2349 Galloway Rd
2-33-49

<p>55.93' 6.50' -</p> <p>254.12' 6.88' -</p> <p>1.2ACCEB</p> <p>2</p>	<p>50.9' - 0.52A</p> <p>49</p> <p>21.53AC</p> <p>29.58'E</p> <p>0.49' 1</p>
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