



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: 2015-462

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

RECEIVED

AUG 13 2015

BENSALEM TOWNSHIP
BUILDING AND PLANNING

Appellant Name: Bogdan Bezak

Address: 4367 S. Woodland Dr.
Bensalem PA 19020

Phone No. _____

Owner's Name: Bogdan Bezak

Address: 4367 S. Woodland Dr.
Bensalem PA 19020

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: 02-043-060
Location: 2812 Olga Ave
Lot Size: 75' x 125'
Present Use: Residential
Proposed Use: Residential
Present Zoning Classification: Residential
Present Improvement upon Land: House, Garage, Shed, Fence
Deed recorded at Doylestown in Deed Book 2410 Page 1439

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

We would like to build garage structure, abiding by township regulated setbacks, but simply making it larger than 25% sq ft for more storage.

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

Date Determination was made: 8/12/15 - Rejection Letter
Your statement of alleged error of Zoning Administrative Office: No Error -
Appealing more than allowed 25% of home sq ft.

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 232-6

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

Applying for a variance to build a garage bigger (20' x 39') than the allowed sq. ft. of the home on the property.

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.

By building a new garage, we would improve the aesthetic structure and condition of the home, as well as improve the look to the neighborhood.

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.

Appell

8-12-15

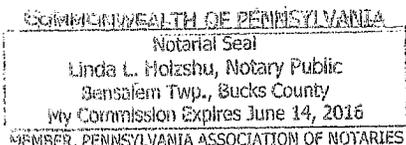
Date

Sworn to and subscribed before me this

12th day of August 2015

Notary Public

My commission expires:





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

August 12, 2015

Bogdon R. Bezak
4367 S. Woodland Dr.
Bensalem, PA 19020

Project:	GARAGE
Project Address:	2812 Olga Ave Bensalem, PA 19020
Tax Parcel:	02-043-060
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,

Quinton Nearon
Engineering Inspector

Certified email

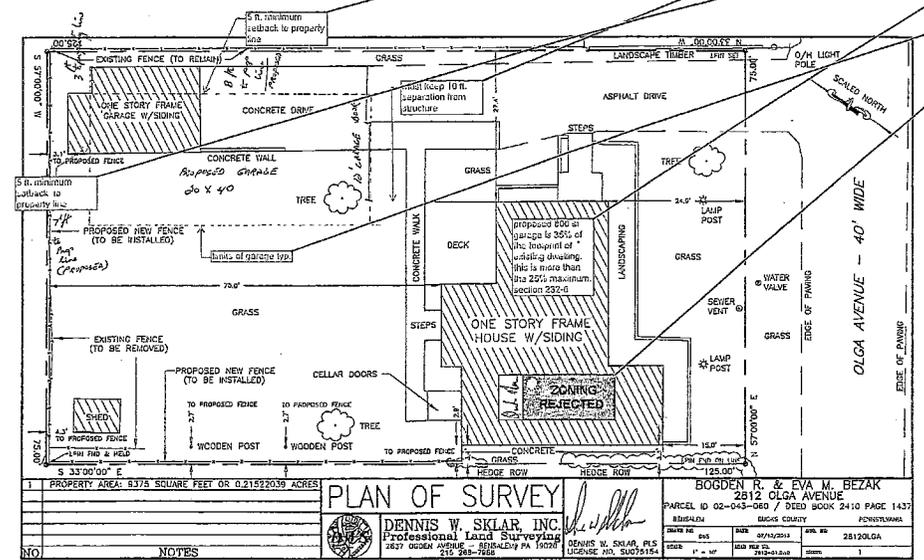
QN/lva

Enclosures

Summary of Comments on 20150812_090552.pdf

Page: 1

- Author: mtakita Subject: Callout Date: 8/12/2015 9:03:10 AM
5 ft. minimum setback to property line
- Author: mtakita Subject: Callout Date: 8/12/2015 9:26:47 AM
must keep 10 ft. separation from structure
- Author: mtakita Subject: Callout Date: 8/12/2015 9:03:44 AM
5 ft. minimum setback to property line
- Author: mtakita Subject: Text Box Date: 8/12/2015 9:37:57 AM
proposed 800 sf garage is 35% of the footprint of existing dwelling. this is more than the 25% maximum. section 232-6
- Author: mtakita Subject: Callout Date: 8/12/2015 9:04:11 AM
limits of garage typ.
- Author: mtakita Subject: ZONING REJECTED Date: 8/12/2015 9:24:53 AM



BUCKS COUNTY TAX MAP

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