



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: Thomas Higgins

Address: 882 Simons Ave
Bensalem, PA 19020

Phone No. [REDACTED]

Owner's Name: Thomas Higgins

Address: 882 Simons Ave
Bensalem, PA 19020

Phone No. [REDACTED]

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

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-061-215

Location: 882 Simons Ave

Lot Size: 27 x 190

Present Use: Single Family Residence

Proposed Use: Same

Present Zoning Classification: R2

Present Improvement upon Land: House, garage

Deed recorded at Doylestown in Deed Book 6185 Page 2239

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):

Section 232-167(e)a

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

Grant a sideyard setback variance from Section 232-167(e)a to permit me to build a deck with a 0ft sideyard setback.

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.

Yard lot size is very narrow and too close to adjoining neighbors' yards. I want to build a deck that makes the most use of the limited width and allows me to improve the appearance and living quality of my home, which would require a variance to the sideyard setback limits in Sec 232-167(e)a

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]

Appellant's or Owner's Signature

7/13/14

Date

Sworn to and subscribed before me this

13th day of July 200-2014

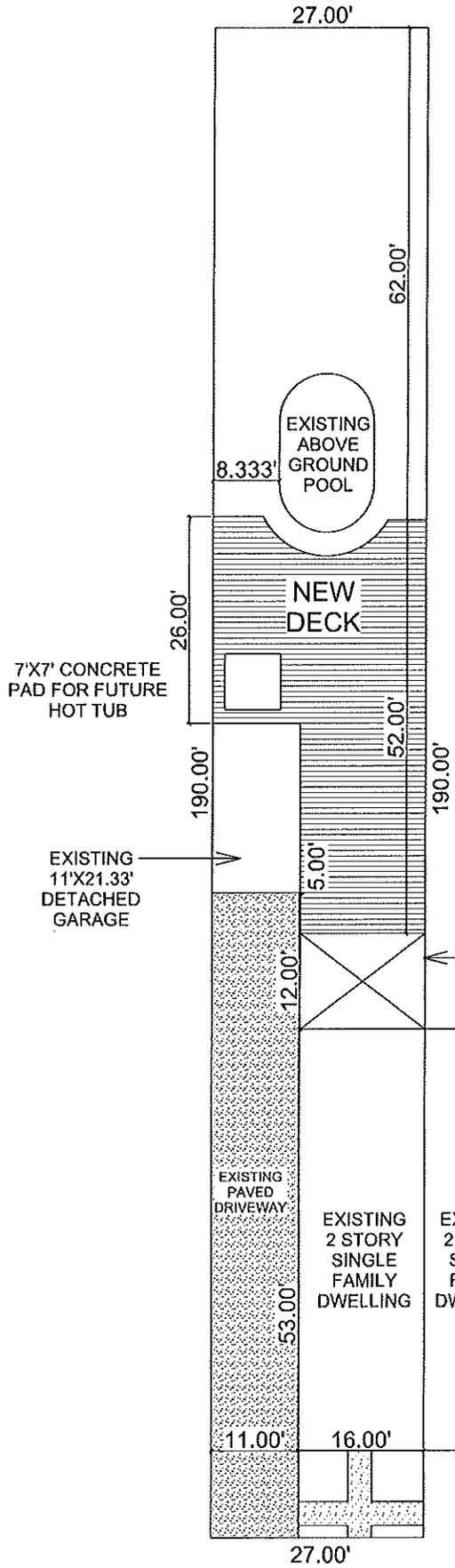
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
VERONICA NIBLICK, Notary Public
City of Philadelphia, Phila. County
My Commission Expires November 9, 2015

Notary Public

[Redacted Notary Name]

My commission expires: November 9, 2015

**882 SIMONS AVENUE
BENSALEM TOWNSHIP
BUCKS COUNTY**



LOT SIZE	5,140SF
EXISTING BLDG	848SF
EXISTING REAR PORCH	192SF
EXISTING GARAGE	235SF
TOTAL BLDG COVERAGE	1,275SF
	24.8%
EXISTING PAVED DRIVE	891SF
EXISTING FRONT WALK	72SF
NEW HOT TUB PAD	49SF
TOTAL IMPERVIOUS	2,287SF
	44.5%

ZONE	R2
FRONT YARD	25'
REAR YARD	25'
SIDE YARDS	NA
BUILDING COVERAGE	30%
MAX. IMPERVIOUS	45%

SITE PLAN
1" = 20'

SIMONS AVENUE



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

June 11, 2014

Thomas Higgins
882 Simons Ave
Bensalem, PA 19020

Project:	DECK/CONCRETE SLAB
Project Address:	882 Simons Ave Bensalem, PA 19020
Tax Parcel:	02-061-215
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, [Sec 232-167(e)a]. 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,

[Redacted Signature]
Harold W. Gans, P.E., P.L.S.
Township Engineer

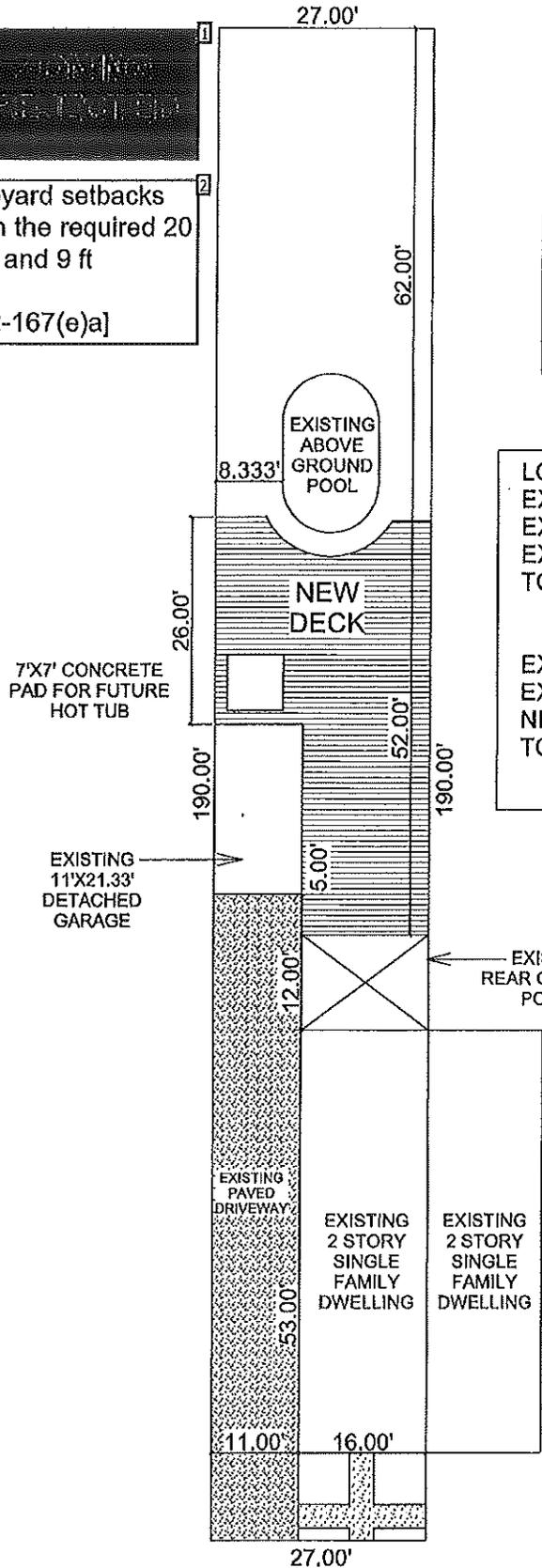
[Redacted Email Address]
Email address

HWG/lva
Enclosures



The 0 ft sideyard setbacks are less than the required 20 ft aggregate and 9 ft minimum.
[Section 232-167(e)a]

**882 SIMONS AVENUE
BENSALEM TOWNSHIP
BUCKS COUNTY**



LOT SIZE	5,140SF
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SITE PLAN
1" = 20'

SIMONS AVENUE

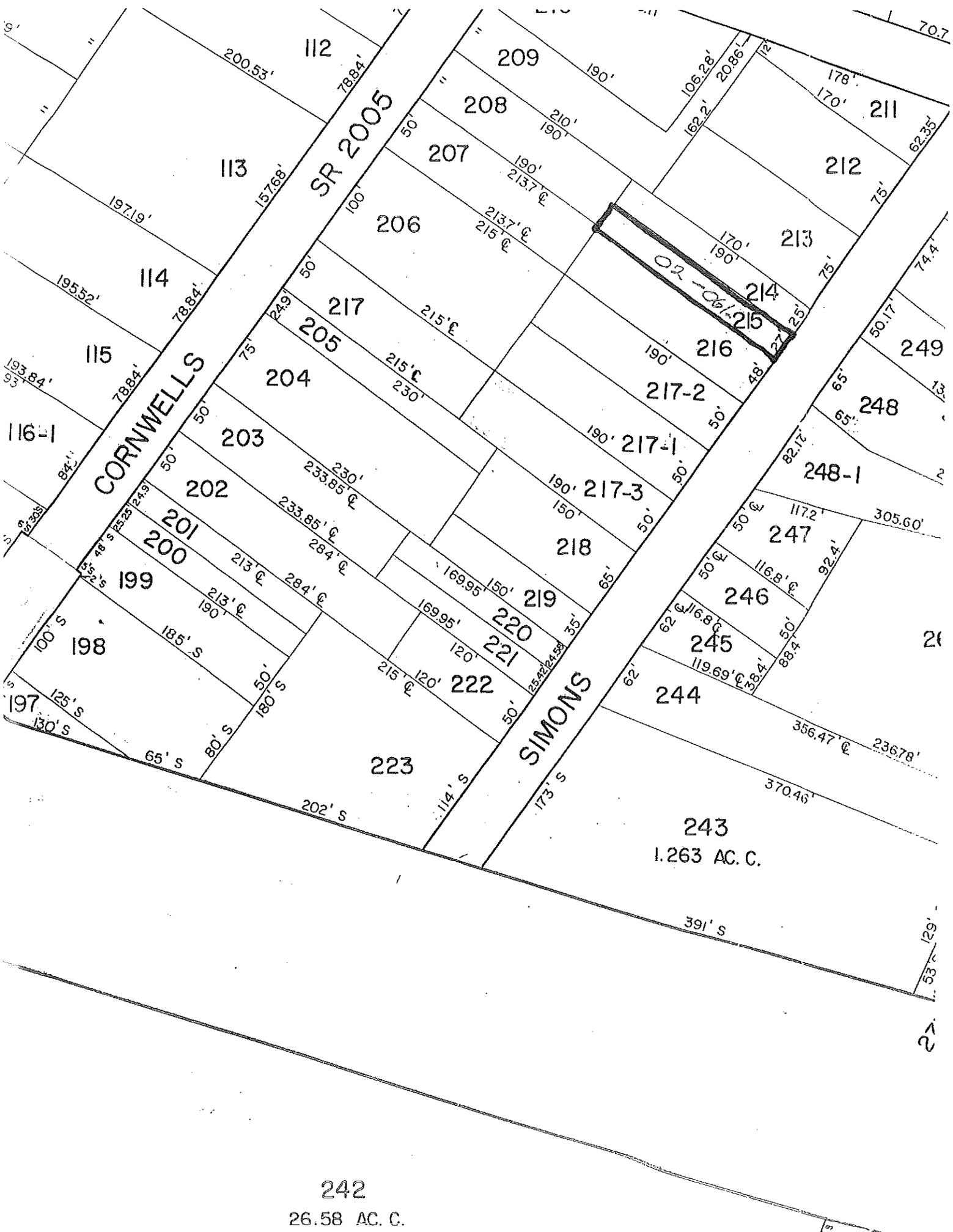
Summary of Comments on Softplan

Page: 1

Number: 1 Author: rgans Subject: ZONING REJECTION Date: 6/10/2014 4:10:02 PM

Number: 2 Author: rgans Subject: Text Box Date: 6/10/2014 4:14:06 PM

The 0 ft sideyard setbacks are less than the required 20 ft aggregate and 9 ft minimum.
(Section 232-167(e)a)



242
26.58 AC. C.

NEW REAR DECK FOR THE HIGGINS RESIDENCE 882 SIMONS AVENUE BENSALEM, PA

STAIR SPECIFICATION

FOLLOW IRC 2009 CODE REQUIREMENTS & SECTION R311.7

STAIR DESIGN MAY HAVE 8.25" MAX. RISERS & 9.5" MIN. TREAD DEPTH PER PENNSYLVANIA HOUSE BILL 1654 ENACTED IN APRIL 2004 ALLOWING STAIR DESIGN TO MEET PREVIOUS BOCA/CABO STANDARDS IN LIEU OF NEW IRC 2009 CODE PROVIDE 80" MINIMUM HEADROOM CLEARANCE

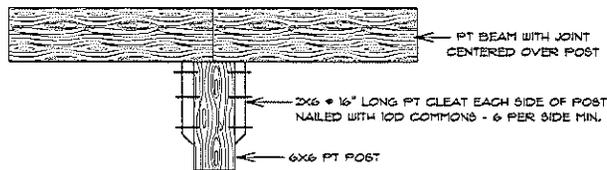
FOLLOW STAIR MANUFACTURERS ASSOCIATION PAMPHLET FOR ALL DETAILS IN CONJUNCTION WITH THE IRC 2009

THE MAXIMUM RISER HEIGHT SHALL BE 8.25". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1.25" SHALL BE PROVIDED ON STAIRS WITH SOLID RISERS. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11".

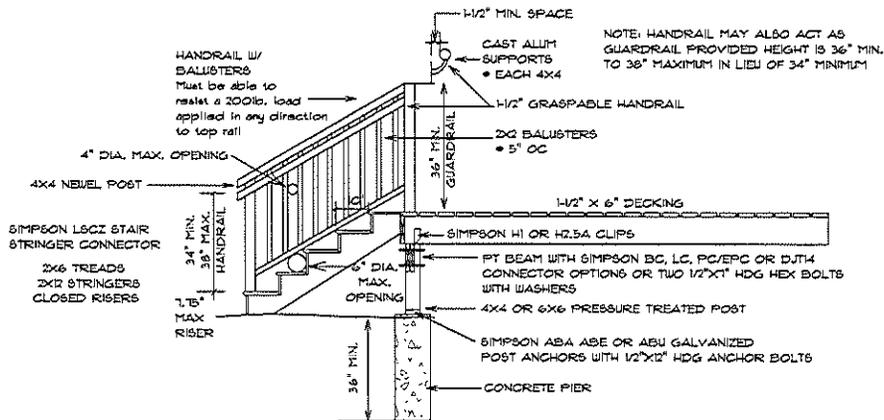
ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE 1: HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS SECTION DIMENSION OF 2.25"

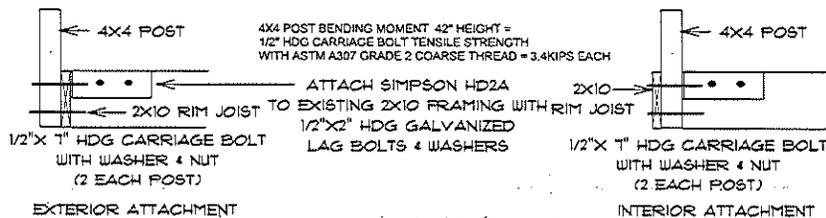
TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 6.25" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITH A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 1/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1.75" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1.25" TO A MAX. OF 2.75". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". GRASPABLE HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL BE NOT LESS THAN 34" OR NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEELI POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND THE HANDRAILS.

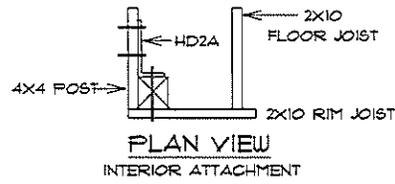
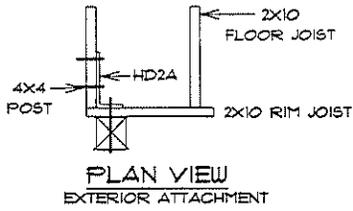


TYPICAL BEAM SPLICE JOINT OVER POST



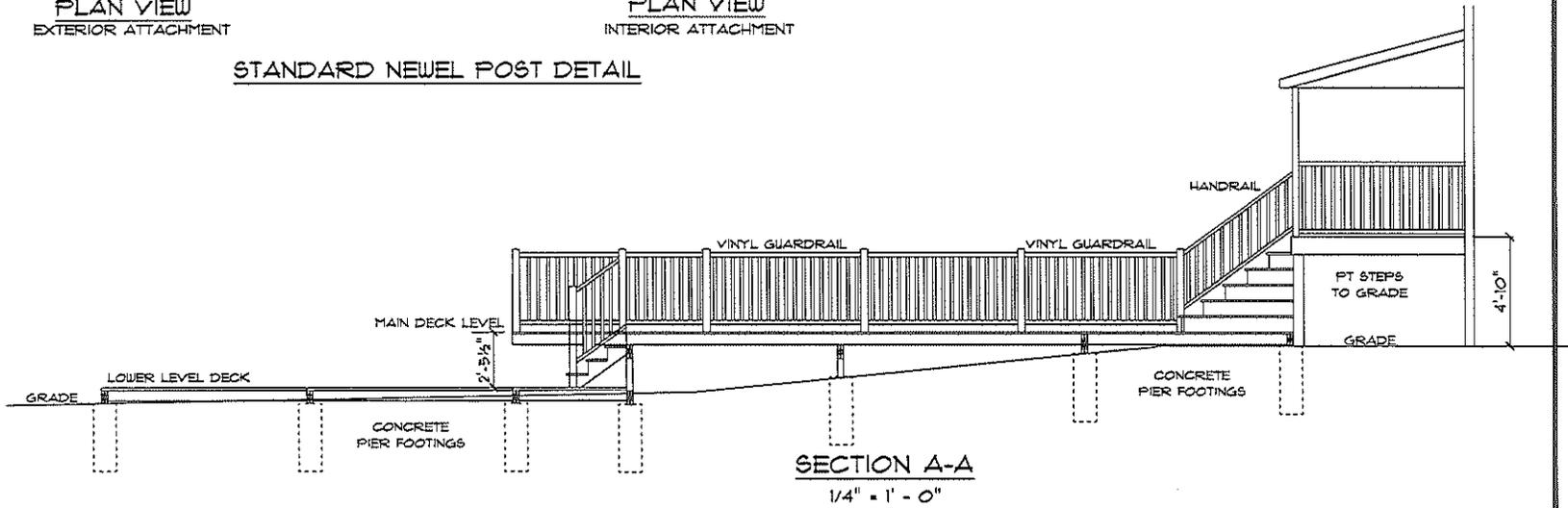
TYPICAL DECK & STAIR DETAIL





GUARDRAILS SHALL BE PROVIDED ON ALL WALLS, BALCONIES, RAMPS OR PORCHES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL BE NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR BALLUSTERS WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER EXCEPT THE TRIANGULAR OPENINGS FORMED BY RISERS, TREAD AND BOTTOM RAILS OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" CANNOT PASS THROUGH.

STANDARD NEWEL POST DETAIL



DESIGN LOADS - IRC 2009 CHAPTER 3
USE GROUP R3 CONSTRUCTION TYPE 5B

Use	Live load
Balconies & decks	40psf
Guardrails and handrails	200lb
Guardrail in-fill components	50psf
Stair	40psf
Ground snow load	30psf
Wind load	90MPH - 3 sec gusts
Presumptive soil bearing capacity	2,000psf

2X12

7'-7"



ARROWS INDICATE DIRECTION OF JOISTS OR RAFTERS

Here's The Plan, LLC

1105 Banes Road, Southampton, PA 18966

Office: 215-355-1262 Fax: 215-355-2502 Email: herestheplanllc@gmail.com

NEW REAR DECK for
THE HIGGINS RESIDENCE

882 SIMONS AVENUE
BENSALEM, PA

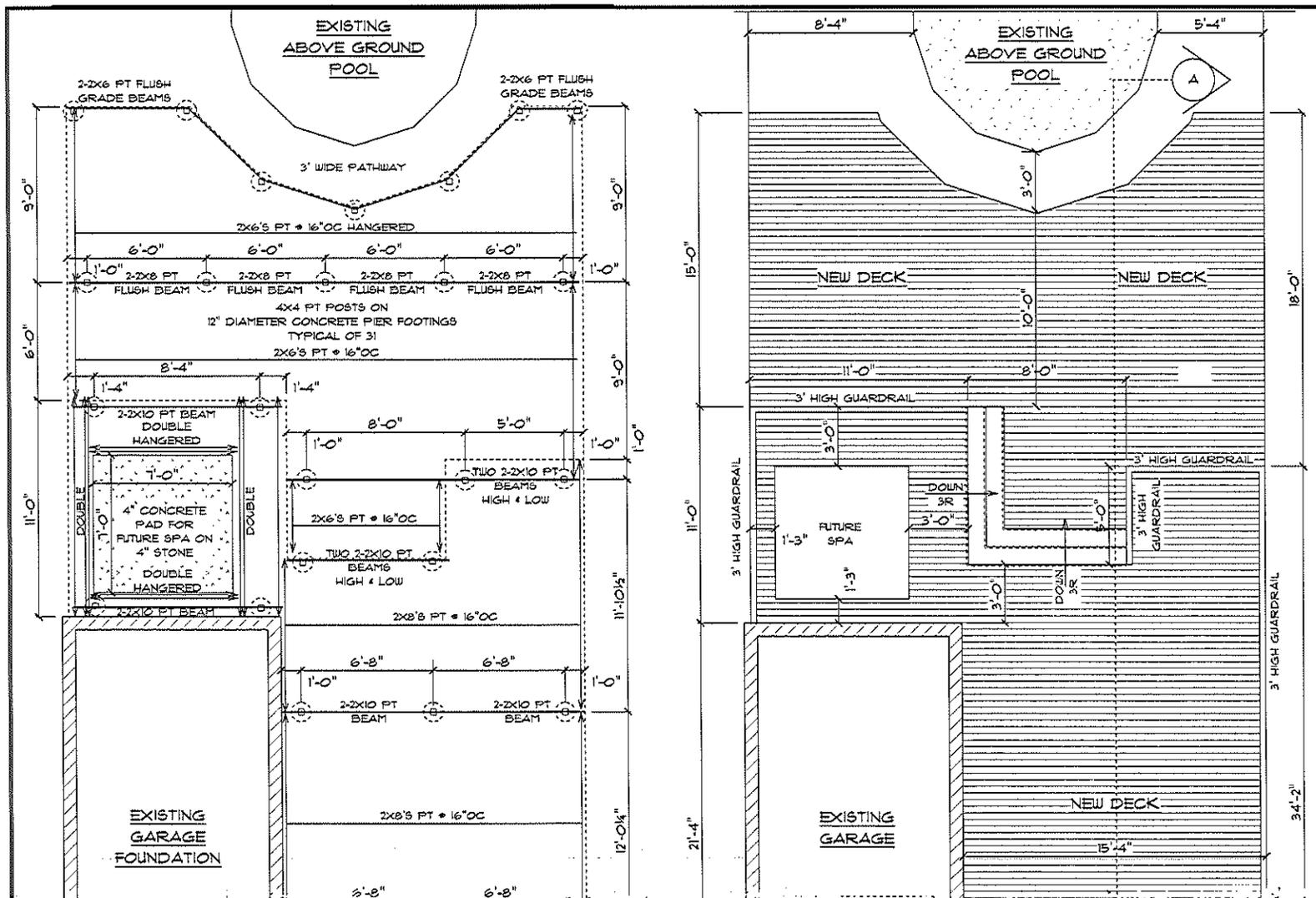
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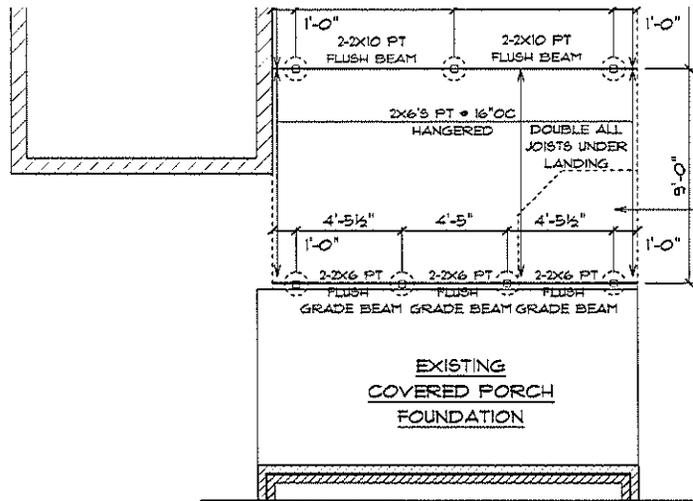
DATE: JUNE 1, 2014

PLANS, SPECIFICATIONS, SECTION

REV.

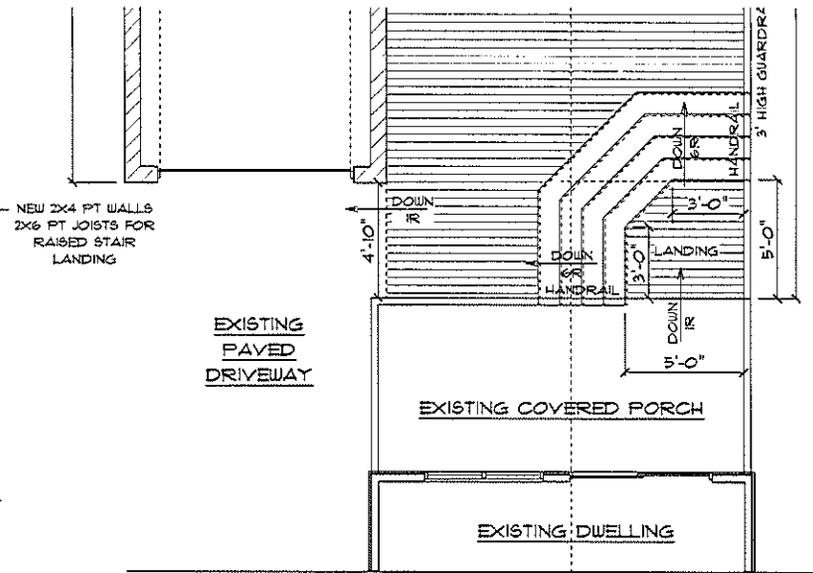
DRAWING NUMBER
A1 of 1





FOUNDATION PLAN

1/4" = 1' - 0"



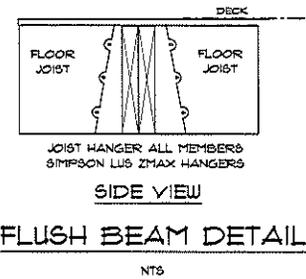
NEW DECK PLAN

1/4" = 1' - 0"

DECK SPECIFICATION

FOLLOW IRC 2009 CODE REQUIREMENTS & SECTION R502.2.2 - DECKS

1. **FOUNDATION** Excavate to 36" below grade and 12" diameter pier footings. Pour a 3,000psi footings. Include 1/2"x12" HDG anchor bolts with 7" minimum embedment and Simpson Zmax ABA post anchors.
2. **FRAMING** All wood shall be #2 grade SYP ACQ pressure treated lumber or better ground contact approved. All connectors, washers and fasteners shall be hot-dipped galvanized, stainless steel or Zmax to withstand the increased corrosive properties of the new lumber per ASTM A-153 class D. Provide copper or PVC coated flashing at house connection - not aluminum.
3. **GUARDS AND HANDRAILS** Guardrails shall be required on decks above 30" from any grade or other surface. Provide 36" high guardrails with 4x4 posts at 6' max. spacing able to withstand a 200lb force in any direction. Provide two 1/2" galv. lag bolts per post. Posts shall not be notched or fasteners countersunk. Install 2x2 balusters at 5.25"oc to provide opening spacing less than 4". Handrails to be 34" min. to 38" max above front of tread with graspable rail.
4. **DECKING** Furnish and install 5/4"x 6" composite decking or composite decking selected by owners.
5. **CLEAN-UP** Remove all construction debris



FLUSH BEAM DETAIL

NTS

LUMBER SPANS PER 2009 IRC

#2 HEM FIR @ 16"OC	LL/DL	2X4	2X6	2X8	2X10
Floor Joist - 1st floor	40/10	N/A	9'-1"	12'-0"	15'-2"

12" ROUND PIER = 1,570LB

14" ROUND PIER = 2,136LB

To Whom It May Concern:

I (we), Mark & Sue Wisler, owner (s) of 884 Simons Ave, adjoining 882 Simons Ave in Bensalem, PA, acknowledge that I (we) have reviewed the deck/concrete slab construction plans for 882 Simons Ave, tax parcel # 02-061-215, owned by Thomas Higgins, and wholly agree that such plans are not offensive or undesired to me (us) as adjoining property owner (s). Furthermore, this serves as proof that I (we) have been notified of the construction plans at 882 Simons Ave and have no intentions of appealing a request for variance to Zoning Chapter 232 [Sec 232-167(e)a].

Mark Wisler

[Redacted Signature]

Owner Name (Printed)

Owner Signature

[Redacted Name]

[Redacted Signature]

Suzanne Wisler
Co-Owner Name (Printed)

Co-Owner Signature

Sworn to and subscribed before me this 13th day of July 2014.

Veronica Niblick

[Redacted Signature]

Notary Public Name (Printed)

Notary Public Signature

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
VERONICA NIBLICK, Notary Public
City of Philadelphia, Phila. County
My Commission Expires November 9, 2015

To Whom It May Concern:

I (we), Jim Bowers & Helen Bowers, owner (s) of 880 Simons Ave, adjoining 882 Simons Ave in Bensalem, PA, acknowledge that I (we) have reviewed the deck/concrete slab construction plans for 882 Simons Ave, tax parcel # 02-061-215, owned by Thomas Higgins, and wholly agree that such plans are not offensive or undesired to me (us) as adjoining property owner (s). Furthermore, this serves as proof that I (we) have been notified of the construction plans at 882 Simons Ave and have no intentions of appealing a request for variance to Zoning Chapter 232 [Sec 232-167(e)a].

Jim Bowers

Owner Name (Printed)



Owner Signature

Helen Bowers

Co-Owner Name (Printed)



Co-Owner Signature

Sworn to and subscribed before me this 13th day of July 2014.

Veronica Niblick

Notary Public Name (Printed)



Notary Public Signature

