



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: SUSAN G. STEFENCavage - Owner

Address: 3956 Bainbridge Court
Bensalem, PA 19020

Phone No. 215-638-8680(H) (C)215-219-7439

Owner's Name: Susan G. Stefencavage

Address: 3956 Bainbridge Court
Bensalem, PA 19020

Phone No. 215-638-8680(H) (C)215-219-7439

Attorney Name: N/A

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): Appellant is the owner

1. Application relates to the following:

Check items if applicable:

- Use
- Height
- Existing Building
- Occupancy
- Lot Area
- Yards
- Proposed Building

Other: (describe) Replacing an existing structure
(yard shed) on my property.

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-076-147
 Location: 3956 Bainbridge Court
 Lot Size: 2,004 sqft
 Present Use: Primary residence
 Proposed Use: same
 Present Zoning Classification: residential
 Present Improvement upon Land: replacing storage shed
currently house + yard with fencing.
 Deed recorded at Doylestown in Deed Book 2260 Page 1541
INS 2001 026971

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

Current ordinance would prohibit replacement of original structure whereby devaluing my property and incurring a hardship to my quality of life. My property has no other option for storage.

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

Date Determination was made: August 16, 2016

Your statement of alleged error of Zoning Administrative Office:

Requesting a variance to code so I can replace original structure - storage shed in the original place.

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 232-583(a)(2) and 232-583(a)(3) would require that this structure be placed in the very middle of my yard causing an undue burden on my property and quality of life.

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

Requesting a variance to maintain value of property. I would like to use the space where this structure was originally built upon purchase (4/2001) with a replacement structure of comparable dimension. I am requesting your approval.

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).

Considering the width of my yard & the length - placing a storage shed a minimum of 5' from both side + rear property lines would devalue my property - also there is no option for storage on this lot.

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.

Stephen Craig
Appellant's or Owner's Signature

S.C.C.
9/8/16 9/12/2016
Date

Sworn to and subscribed before me this 12 day of September S.C.C. 2016 200

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Stephen C. Craig, Notary Public
Bensalem Twp., Bucks County
My Commission Expires March 27, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public
My commission expires: 03-27-2020

Susan Stefencavage
3956 Bainbridge Court
Bensalem, PA 19020
215-638-8680

September 9, 2016

Bensalem Township
Building and Planning Department

Zoning Hearing Board Appeal

Additional response to Question #6:

I am respectfully requesting a variance to replace the existing shed on my property. This request has been rejected by the Director of Building and Planning pursuant to the code of the Township of Bensalem, Chapter 232 ZONING:

*The proposed shed shall be located a minimum of 5' from both side and rear property lines.
[232-583(a)(2) and 232-583(a)(3)].*

Unfortunately, as I live in a townhome, if the Board rejects my request for a variance, I will be required to place the new structure in the direct middle of my yard. Should this be the case, this will considerably affect the value of my home and cause an undue hardship on myself and my family.

Should I choose NOT to erect a shed in my yard, I would have no storage for necessary yard items, and miscellaneous residential household goods as my townhome has no garage or basement.

Having a shed on my property is a basic necessity. Placing it as viewed on the Plot Plan diagram would place it in its original location as when I purchased the home in 2001.

I have secured the permission of the neighbor of whom has an adjoining property.

Please take my request into consideration. I have been a resident of Bensalem in good standing and a reputable member of this community for 15 years. I have served on the Board of Trustees for School Lane Charter School and I volunteer for many events with the Bensalem Police Department as well as the various Volunteer Fire Companies in our community.

Sincerely,



Susan Stefencavage

SUSAN STEFENCARAGE
PLOT PLAN

Bensalem Boulevard

Property Line 3956

TREE

Susan Stefencavage

PROPOSED SITE
FOR STORAGE
SHED & ORIGINAL
LOCATION OF
STRUCTURE UPON
HOME PURCHASE
3/2001

8'4 1/2"

7'1 3/4"

TREE

Fallon Property

Fence 20"

Fence 20"

Parikh Property

3954
Fallon
residence

3958
Parikh
residence

HVAC

Patio

RESIDENCE ENTRANCE REAR
3956 Bainbridge Court
Bensalem, PA

Susan Stefencavage



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 16, 2016

SUSAN STEFENCAVAGE
3956 BAINBRIDGE CT
BENSALEM, PA 19020

Project:	SHED
Project Address:	3956 BAINBRIDGE CT BENSALEM Pa. 19020
Tax Parcel:	02-076-147
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 shed shall be located a minimum of 5' from both side and rear property lines. [232-583(a)(2) and 232-583(a)(3)]**

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,

Matthew K. Takita, A.I.A., M.C.P.
Director of Building and Planning
215-633-3643

susanstef@gmail.com
email address

MKT/lva

Enclosure



BENSALEM TOWNSHIP

Building and Planning Department
 2400 Byberry Road • Bensalem, PA 19020
 Office 215-633-3644 • Fax 215-633-3753

ZONING PERMIT APPLICATION

Permit No:	
Date:	

Zoning and Project Data

Applicant's Name: SUSAN STEFENCAVAGE Phone No: 215 219 7439 (C)
 Address: 3956 Bainbridge Court
 Email Address: SusanStef@gmail.com Tax Parcel No: _____
 Owner's Name: SAME
 What is Being Built? Replacement Storage Shed
 Existing Use: Storage
 Proposed Use: Storage
 Zoning Classification: _____
 SHOW MINIMUM SETBACKS REQUIRED BY MUNICIPAL ZONING ORDINANCE (In Feet)

Front	Ft	Rear	Ft	Right Side	Ft	Left Side	Ft
Sq. Ft. of Conditioned Space	_____	Floor Area of Addition (sq. ft.)	_____	Sq. Ft. of Unconditioned Space	_____	Floor Area Renovated (sq. ft.)	_____
Number of Stories Above Grade	_____	# of Multi-Family Dwelling Units	_____	Does it have a Basement	_____	# of Accessible Dwelling Units	_____
Floor Area of New Construction (sq. ft.)	_____	Description of Work to be Completed: <u>Replace Wooden Shed w/ new Resin Shed</u> <u>8'4 1/2" W X 7'1 3/4" X 8'7" H</u>					

Building Characteristics

Square Footage of Lot _____ Lot Depth _____
 Square Footage of Existing Building _____ Side Yard No. 1 _____
 Square Footage of Proposed Building 8' x 7' x 8' Side Yard No. 2 _____
 Lot Front Width _____ Total Side Yards _____
 Height _____ Front Yard _____
 Impervious Surface Cover _____ Rear Yard Setback _____
 No. of Stories _____ Total Building Area - All Floors _____ Sq. Ft.
 Height of Structure 8' 7" Ft. Volume of Structure _____ Cu. Ft.
 Area - Largest Floor _____ Sq. Ft. Total Land Area Distributed _____ Sq. Ft.

Estimated Cost of Building Work: \$ x 800.00

I/We do declare under the penalties of perjury, that this application has been examined by me/us; and to the best of my/our knowledge and belief it is true, correct and complete.

I/We hereby certify and agree that, if a permit is issued, all of the provisions of the building, housing, zoning, and fire codes of the Township of Bensalem will be complied with, whether herein specified or not; and I/We hereby agree to save, indemnify and keep harmless the Township of Bensalem against all liabilities judgments, costs and expenses which may in any way accrue against said Township of Bensalem in consequence of the granting of the permit or from the use or occupancy of any building, sidewalk, street or sub-sidewalk placed by virtue thereof and will in all things strictly comply with the conditions of the permit.

Susan Stefencavage
 Signature

8/8/16
 Date

Owner Applicant Agent

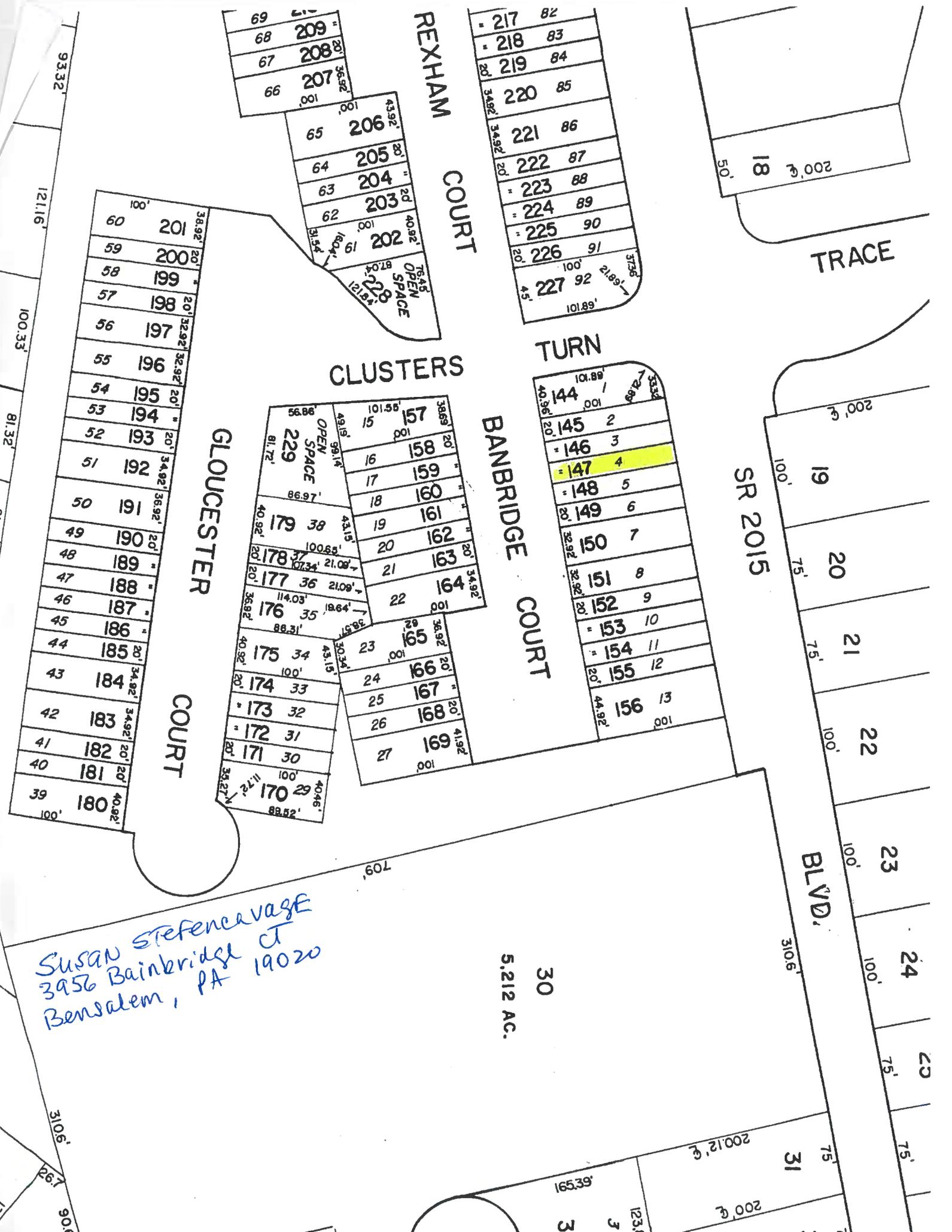
OFFICIAL USE ONLY

ZONING OFFICER DECISION
 Approved Denied

ZONING HEARING BOARD DECISION
 Approved Denied

Zoning Officer Signature _____ Date _____

Appeal No. _____ Decision Date: _____



REXHAM COURT

TURN

BANBRIDGE COURT

CLUSTERS

GLoucester COURT

SR 2015

BLVD.

Susan Stefencavage
 3956 Bainbridge Ct
 Bensalem, PA 19020

30
 5.212 AC.

69	209
68	208
67	207
66	001

65	206
64	205
63	204
62	203
61	202
58	OPEN SPACE

217	82
218	83
219	84
220	85
221	86
222	87
223	88
224	89
225	90
226	91
227	92

18	002
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60	201
59	200
58	199
57	198
56	197
55	196
54	195
53	194
52	193
51	192
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39	180

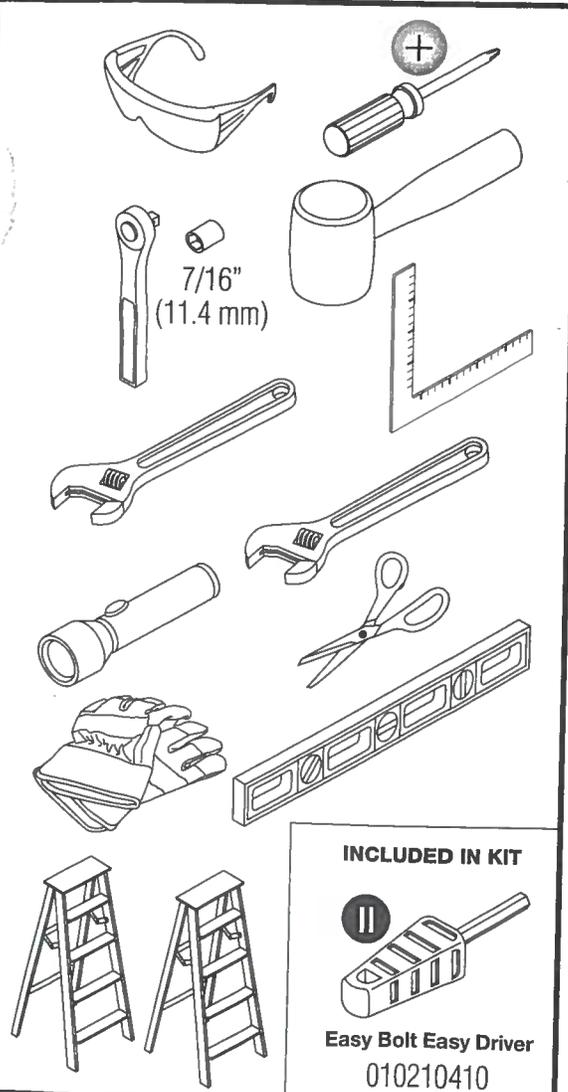
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160	22
161	23
162	24
163	25
164	26
165	27
166	28
167	29
168	30
169	31

144	1
145	2
146	3
147	4
148	5
149	6
150	7
151	8
152	9
153	10
154	11
155	12
156	13

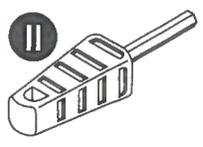
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31	001



Tools Needed for Installation

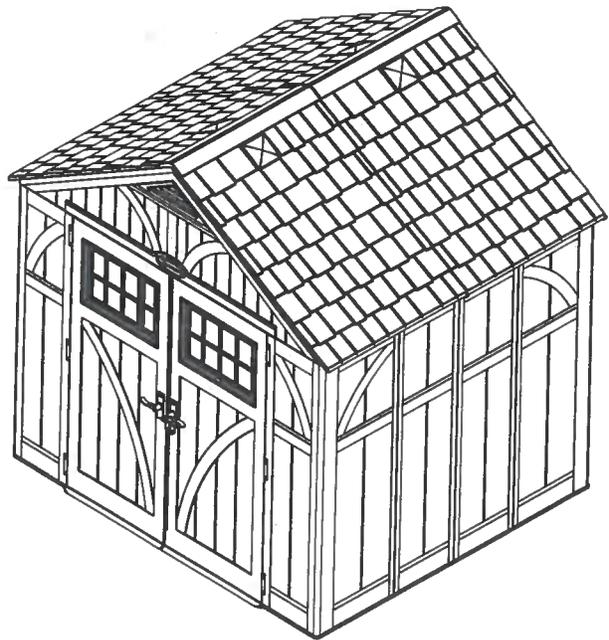


INCLUDED IN KIT



Easy Bolt Easy Driver
010210410

BMS8700
Blow Molded Resin Storage Shed
ASSEMBLY INSTRUCTIONS



Suncast Products and Replacement Parts

 To purchase Suncast replacement parts and learn about other Suncast products, visit www.suncast.com or call 1-800-846-2345 or 1-630-879-2050.



KEEP THESE INSTRUCTIONS. You will need Quality Control Number shown below to register your product.

Quality Control Number: _____

Assembled exterior dimensions 8' 4 1/2"W x 7' 1 3/4" x 8'7"H

Susan Stefencavage

Picture of Proposed Structure 0361347

Susan Stefencavage
3956 Bainbridge Court
Bensalem, PA 19020

September 9, 2016

The Fallon's
3954 Bainbridge Court
Bensalem, PA 19020

Dear Fallon Residence,

As you know, I have been a resident of Bensalem for 15 years and have been a respected member of our community in the Clusters.

I have not performed any modifications or repairs to my home which would have caused any ramifications to your adjoining property or your personal space.

I am requesting your permission to replace my original storage shed in my yard along the fence that we have shared since you purchased your home.

There will be a zoning board hearing to determine if the County will allow me to replace the original structure. Your permission is required for this determination.

Please sign the document below, date it and print your name. Your signature below indicates your approval of this request.

Sincerely,


Susan G. Stefencavage

WE/I MARK FALLON approve the request to allow replacement of structure.

Signed:



Date:

9.10.16