



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: 2016-520

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):

RECEIVED

SEP 30 2016

BENSALEM TOWNSHIP
BUILDING AND PLANNING

- 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: JUSTIN PIERS

Address: 3700 CEDARCREST RD
BENSALEM PA 19020

Phone No. 215 639-0403

E-Mail Address: RPSP804@AOL.COM

Owner's Name: SAME

Address: _____

Phone No. _____

E-Mail Address: _____

Attorney Name: N/A

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

FRONT PORCH IN SETBACK

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-11-181
Location: 3700 CEDARCREST Rd.
Lot Size: 6000 Sq FT
Present Use: SINGLE FAMILY Dwelling
Proposed Use: SAME
Present Zoning Classification: R2
Present Improvement upon Land: House, shed, Pool, Deck
Deed recorded at Doylestown in Deed Book 1270 Page 318

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: _____

Your statement of alleged error of Zoning Administrative Office:

N/A

1. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

sect. 232-167 (e), (1), A.

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

VARIANCE FOR FRONT PORCH IN SETBACK

3. 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.

PORCH will NOT TAKE AWAY FROM THE CHARACTER OF THE NEIGHBORHOOD
APPROX 40% OF HOMES IN SAID NEIGHBORHOOD HAVE PORCHES IN SETBACK

4. 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.

N/A

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.

Just Press Appellant's or Owner's Signature 9-30-16 Date

A SIGNED COPY OF THIS APPLICATION IS REQUIRED UPON SUBMISSION OF DOCUMENTS

Sworn to and subscribed before me this

30th day of Sept, 2016

Notary Public [Signature]
My commission expires: _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KENNETH L. SCHAPIRE, Notary Public
Bensalem Twp., Bucks County
My Commission Expires May 30, 2018

= 285 Fc= 3000 E = 2.0'

n Loads are as follows:

ra: floors : L/480 roof: L/240

FLOOR:
Live Load: 40 psf
Dead Load: 15 psf
Wind: 90 mph Exposure B
bearing : 2000 psf

non-bearing conditions shall be as follows:

HEADER
(2) 2X4
(2) 2X6
(2) 2X8

t with concrete in interior conditions
s treated AWPA Standard:
janic Boron (SBX).

st with concrete or above ground in
shall be preservative treated AWPA:
Category UC3B
columns, Category UC4B

ae 7/16" exposure 1 OSB, or approved
recommendations.
ae 7/16" exposure 1 OSB or equal.

ishing at all roof to wall conditions
reams through exterior walls, exterior
here as required to provide water-tight
formance.

wall fiberglass shingles min. 30 yr. to be
manufacturer's recommended
two layers of 15 # building felt as
at low roof slopes or ice-water shield
and style to match existing

* shield underlayment at eaves to
24" past exterior wall surface
to be 0.32" prefinished aluminum.

i and roof rafters shall have cross
separate space by ventilation openings
closed against the entrance of rain and
wings for locations.

t at bottom of all exterior wall sole
meets floor and existing walls.

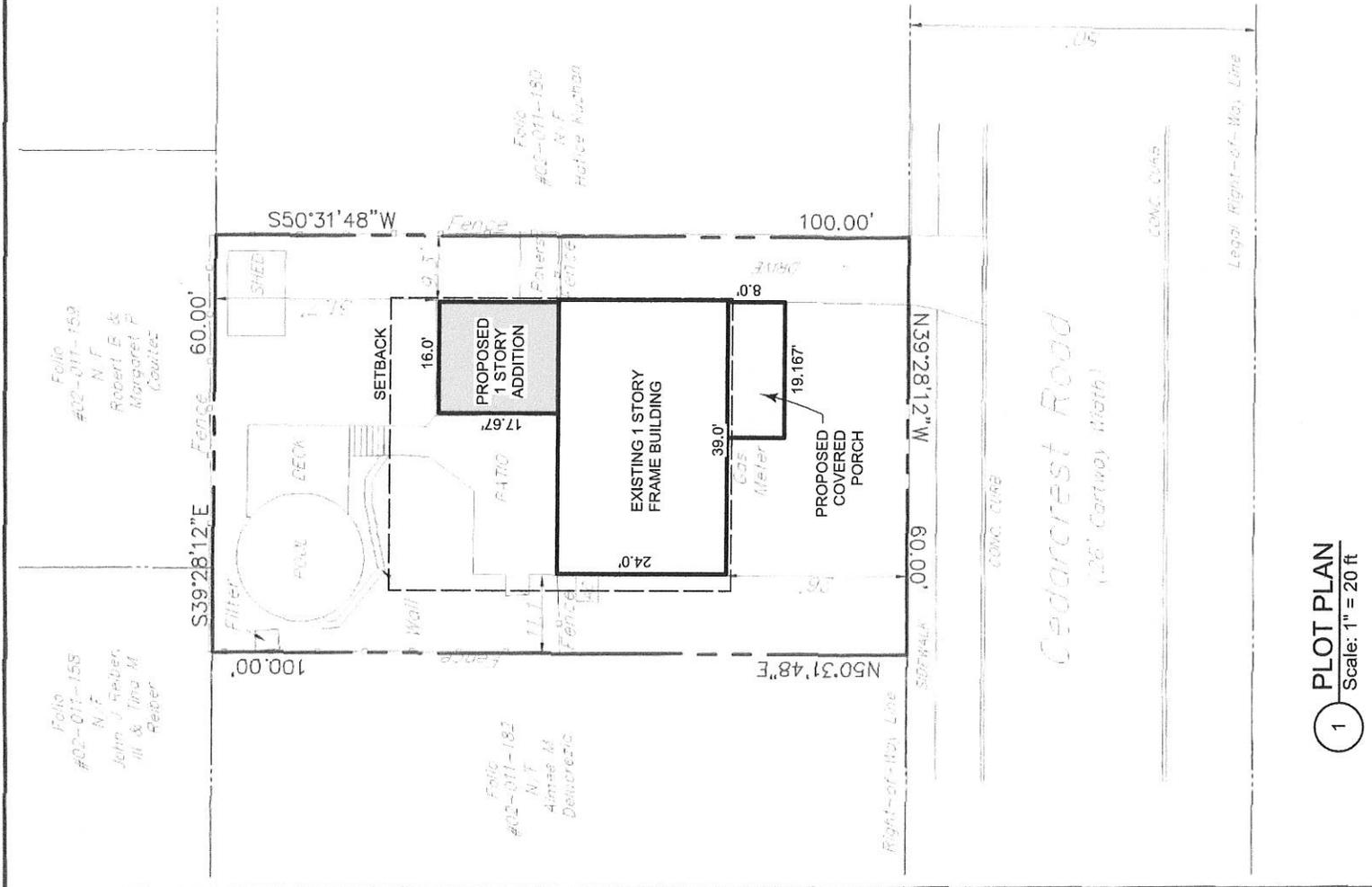
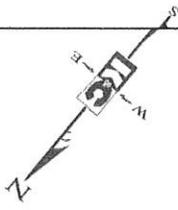
rmal
ny) Siding as per Owner schedule.
ndations over approved building

2" thick insulation with an R value
insulation in all roof/ceiling spaces
l where indicated on drawings.

2" thick kraft faced glass fiber
R value of 15 in all exterior walls
tated areas.

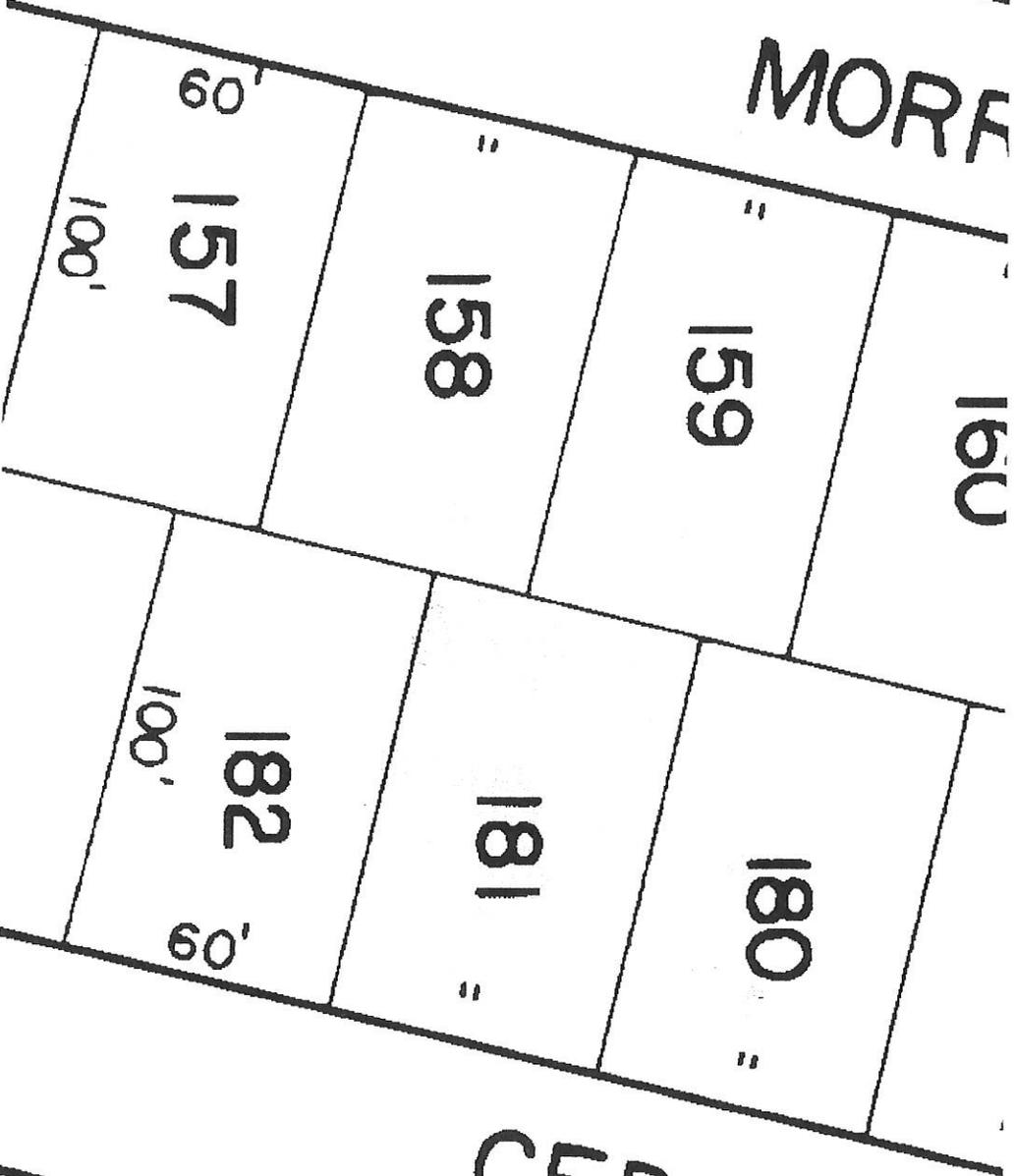
tick glass fiber batt insulation with
5 1/2" ext. walls and floors over

rs. windows and openings w/
insulation. Fit insulation tight to
and electrical service devices
gaps or voids.
removed in exterior walls verify
replace or add new insulation
ds.

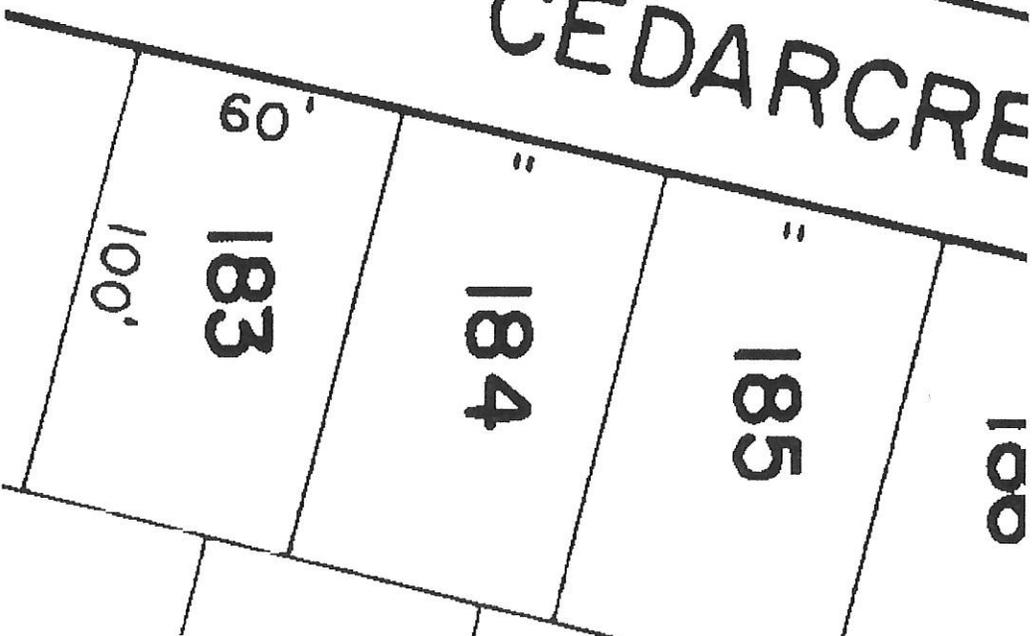


1 PLOT PLAN
Scale: 1" = 20 ft

MORF



CEDARCRE



2-11-181
3700 Cedarcrest E



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

October 18, 2016

JUSTIN PRESS
3700 CEDARCREST RD
BENSALEM, PA 19020

Project:	PORCH
Project Address:	3700 CEDARCREST RD BENSALEM, PA 19020
Tax Parcel:	02-011-181
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,

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

RPSP804@AOL.COM
EMAIL ADDRESS

HWG/lva
Enclosures

Summary of Comments on PRESS RESIDENCE-CD

Page: 1

Author: rgans Subject: ZONING REJECTED Date: 10/18/2016 9:02:51 AM

Author: rgans Subject: Text Box Date: 10/18/2016 9:11:28 AM
Porch front yard of 18 ft less than the required 25 ft
[Section 232-167(e)(1)a.]

