



# 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: 11/24/15
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

**Appellant Name:** Jerry Ehresmann

**Address:** 610 Hogeland Lane  
Bensalem, Pa 19020

**Phone No.** \_\_\_\_\_

**Owner's Name:** same

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**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) _____ |   |

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**2. Brief description of Real Estate affected:**

Tax Parcel Number: 02-099-014

Location: 610 Hogeland Lane, Bensalem, Pa 19020

Lot Size: 12,449 sq ft

Present Use: \_\_\_\_\_

Proposed Use: construct deck in back

Present Zoning Classification: R2

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.**

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**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: \_\_\_\_\_

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# 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

November 24, 2015

Jerry Ehresmann  
610 Hogeland La  
Bensalem, PA 19020

<b>Project:</b>	<b>DECK</b>
<b>Project Address:</b>	<b>610 Hogeland La Bensalem, PA 19020</b>
<b>Tax Parcel:</b>	<b>02-099-014</b>
<b>Property Owner:</b>	<b>Same as addressed</b>
<b>Permit Status:</b>	<b>Application Denied</b>

## 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

\_\_\_\_\_  
Email address

HWG/lva  
Enclosures

# Summary of Comments on ehresman plot plan

Page: 1

Author: rgans Subject: ZONING REJECTED Date: 11/24/2015 9:10:40 AM

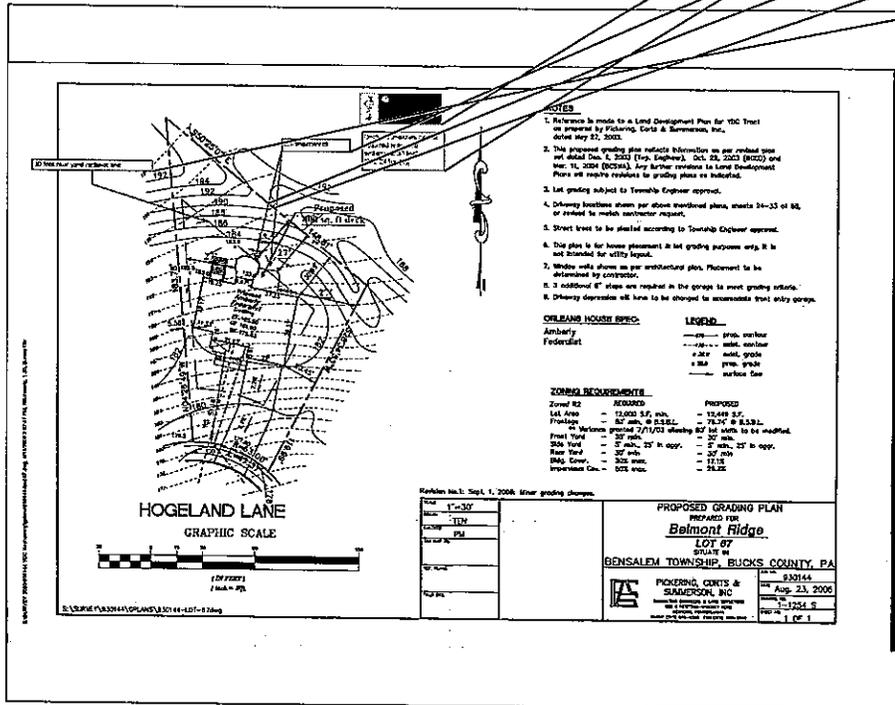
Author: rgans Subject: Text Box Date: 11/24/2015 9:13:40 AM  
 Check characteristics of the proposed grading surface at 20 feet (20' x 20' x 14)

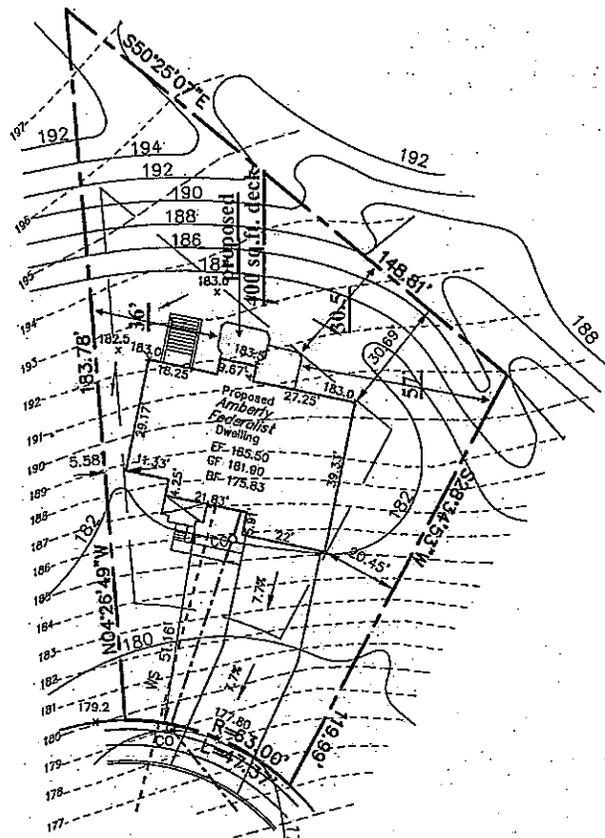
Author: rgans Subject: Text Box Date: 11/24/2015 9:15:52 AM  
 check

Author: rgans Subject: Line Date: 11/24/2015 9:13:50 AM

Author: rgans Subject: Line Date: 11/24/2015 9:14:48 AM

Author: rgans Subject: Callout Date: 11/24/2015 9:15:43 AM  
 20' x 20' grid per section line





**HOGELAND LANE**  
GRAPHIC SCALE



(IN FEET)  
1 inch = 3ft.

S:\SURVEY\930144\GPLANS\930144-LOT-67.dwg

**NOTES**

1. Reference is made to a Land Development Plan for YDC Tract as prepared by Pickering, Corts & Summerson, Inc., dated May 27, 2003.
2. This proposed grading plan reflects information as per revised plan set dated Dec. 1, 2003 (Twp. Engineer), Oct. 29, 2003 (BCCD) and Mar. 11, 2004 (BCSWA). Any further revisions to Land Development Plans will require revisions to grading plans as indicated.
3. Lot grading subject to Township Engineer approval.
4. Driveway locations shown per above mentioned plans, sheets 24-33 of 88, or revised to match contractor request.
5. Street trees to be planted according to Township Engineer approval.
6. This plan is for house placement & lot grading purposes only, it is not intended for utility layout.
7. Window wells shown as per architectural plan. Placement to be determined by contractor.
8. 3 additional 6" steps are required in the garage to meet grading criteria.
9. Driveway depression will have to be changed to accommodate front entry garage.

**ORLEANS HOUSE SPEC:**

Amberly  
Federalist

**LEGEND**

- 178 — prop. contour
- - - 178 - - - exist. contour
- x 35.0 exist. grade
- x 35.0 prop. grade
- surface flow

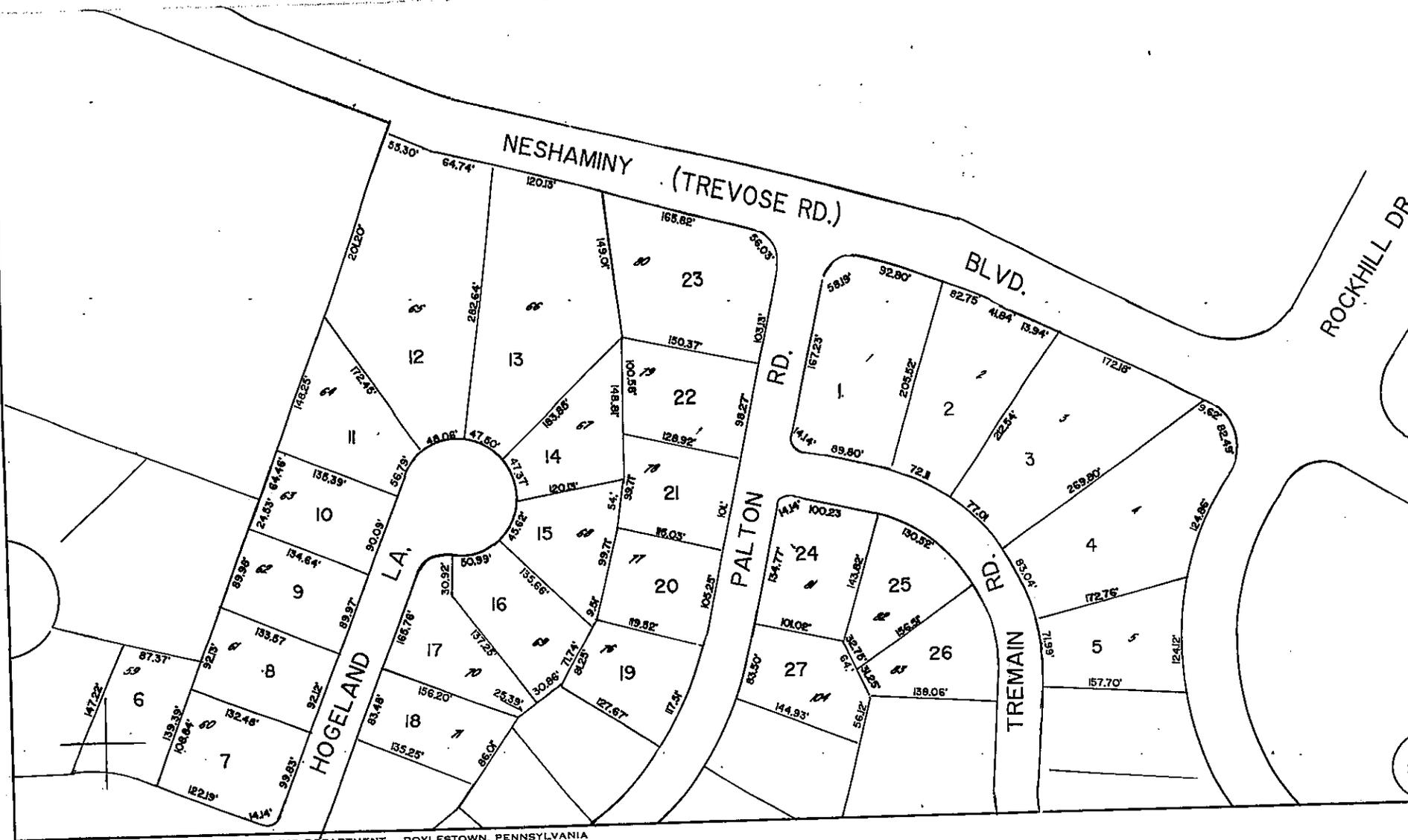
**ZONING REQUIREMENTS**

Zoned R2	REQUIRED	PROPOSED
Lot Area	- 12,000 S.F. min.	- 12,449 S.F.
Frontage	- 80' min. @ B.S.B.L.	- 76.74' @ B.S.B.L.
	** Variance granted 7/11/03 allowing 80' lot width to be modified.	
Front Yard	- 30' min.	- 30' min.
Side Yard	- 5' min., 25' in aggr.	- 5' min., 25' in aggr.
Rear Yard	- 30' min.	- 30' min.
Bldg. Cover.	- 30% max.	- 17.1%
Impervious Cov.	- 50% max.	- 26.2%

Revision No.1: Sept. 1, 2006: Minor grading changes.

SCALE 1" = 30'		<b>PROPOSED GRADING PLAN</b> PREPARED FOR <b>Belmont Ridge</b> <b>LOT 67</b> SITUATE IN <b>BENSALEM TOWNSHIP, BUCKS COUNTY, PA</b>	
DRAWN TEN			
CHECKED PM			
TAX MAP NO.			
REF. PLANS		<b>PICKERING, CORTS &amp; SUMMERSON, INC.</b> CONSULTING ENGINEERS & LAND SURVEYORS 828 B NEWTOWN-YARDELY ROAD NEWTOWN, PENNSYLVANIA PHONE: (215) 988-5300 FAX: (215) 988-3848	JOB NO. 930144
FIELD BKS.			DATE Aug: 23, 2006
			DRAWING NO. 1-1254 S
			SHEET NO. 1 OF 1





COMPILED BY BUCKS COUNTY TAX MAPPING DEPARTMENT - DOYLESTOWN, PENNSYLVANIA