



# 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: 2016-518

### Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

RECEIVED

SEP 15 2016

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

**Check applicable item(s):**

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: Stuart Brian

Address: 1042 Morton PL  
Bensalem, PA 19020

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

Owner's Name: Stuart Brian

Address: 1042 Morton PL.  
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 type="checkbox"/> | Proposed Building |
| <input type="checkbox"/> | Occupancy         |                          |                   |

Other: (describe) Existing Rear yard Deck.  
Setback

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-084-422  
Location: 1042 Morton Pl Bensalem, PA 19020  
Lot Size: 75 + 100  
Present Use: Res.  
Proposed Use: Res.  
Present Zoning Classification: R-3  
Present Improvement upon Land: Deck, Rear yard  
Deed recorded at Doylestown in Deed Book 231 Page 54

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):

232-167 (e)(3) A

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

We would like An Approval to install New Decking/ Rails on our Existing Deck.

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.

This Deck was existing when I purchased the home. The surface is in need of replacement to make safe, The structure is sound.

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.

Stuart Brian

Appellant's or Owner's Signature

9/14/16

Date

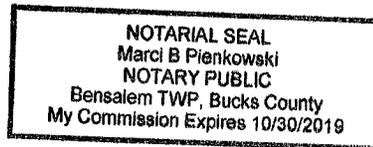
Sworn to and subscribed before me this

14 day of September 20/16

Notary Public

Marci B. Pienkowski

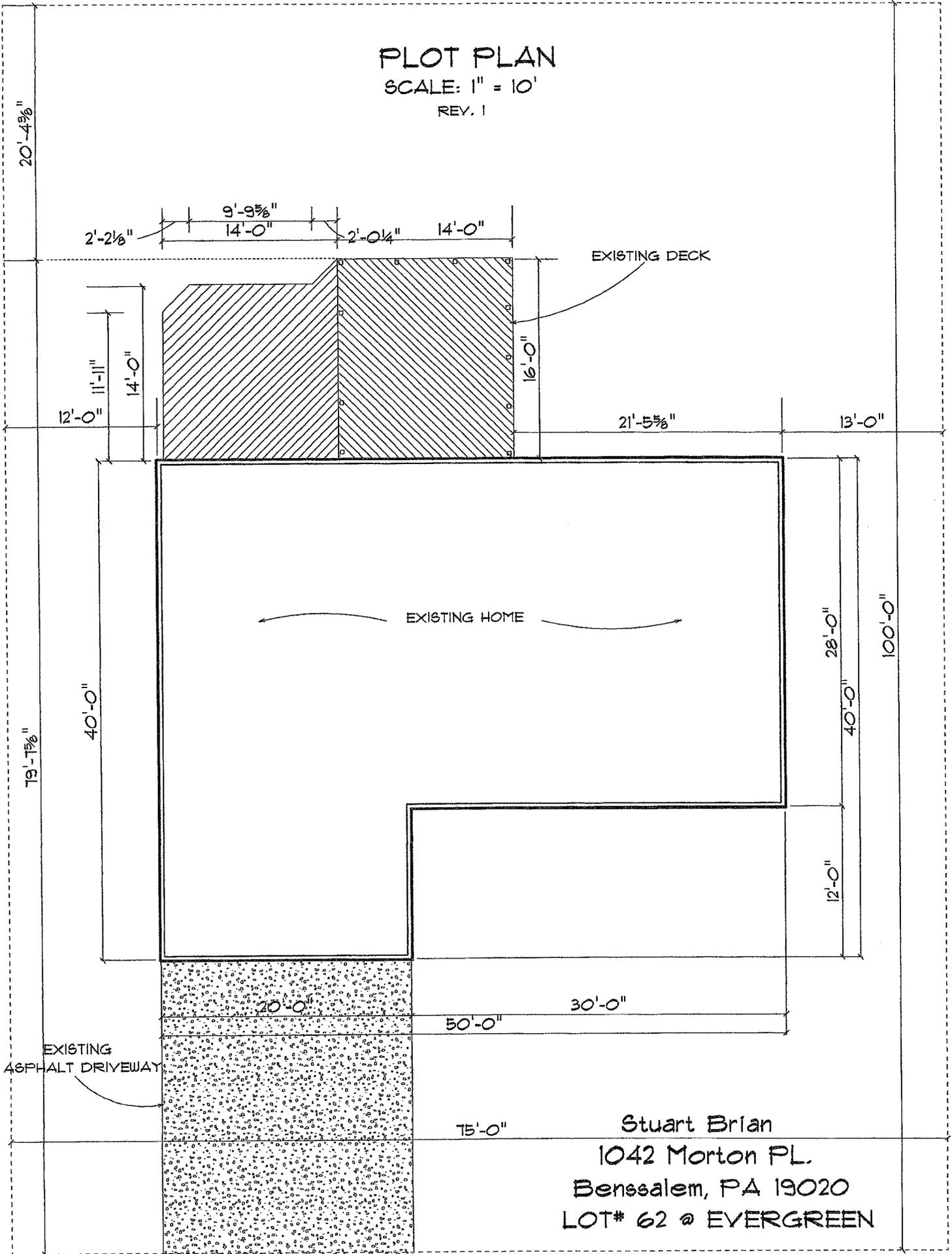
My commission expires: 10/30/16



# PLOT PLAN

SCALE: 1" = 10'

REV. 1



Stuart Brian  
1042 Morton PL.  
Benssalem, PA 19020  
LOT# 62 @ EVERGREEN



# 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

STUART P. BRIAN  
1042 MORTON PL  
BENSALEM, PA 19020

<b>Project:</b>	<b>DECK</b>
<b>Project Address:</b>	<b>1042 MORTON PL BENSALEM, PA 19020</b>
<b>Tax Parcel:</b>	<b>02-084-422</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,

A handwritten signature in black ink, appearing to read "Matthew K. Takita".

Matthew K. Takita, A.I.A., M.C.P.  
Director of Building and Planning

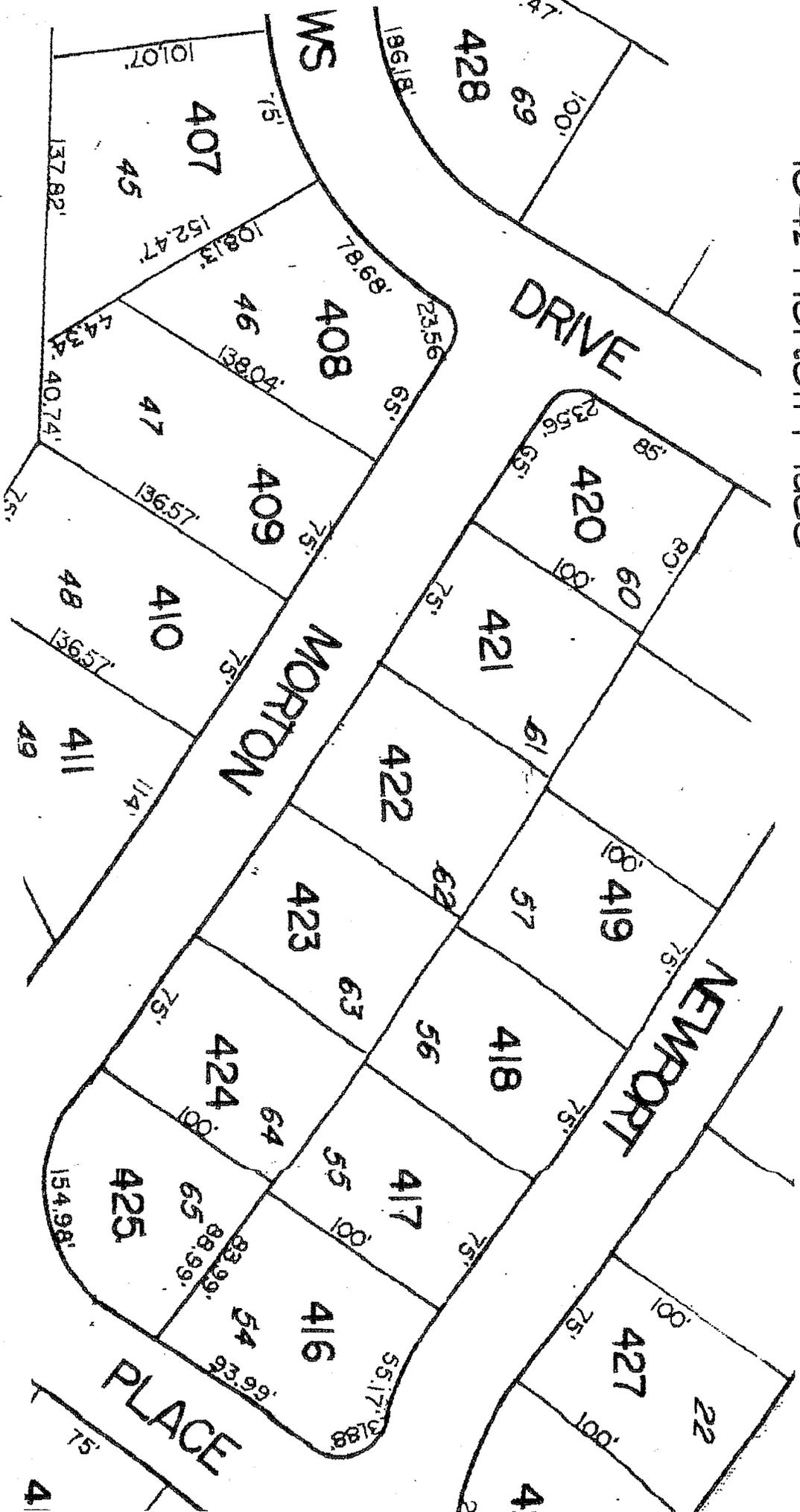
[sbrian281@yahoo.com](mailto:sbrian281@yahoo.com)  
Email address

MKT/lva  
Enclosures



2 - 84 - 422

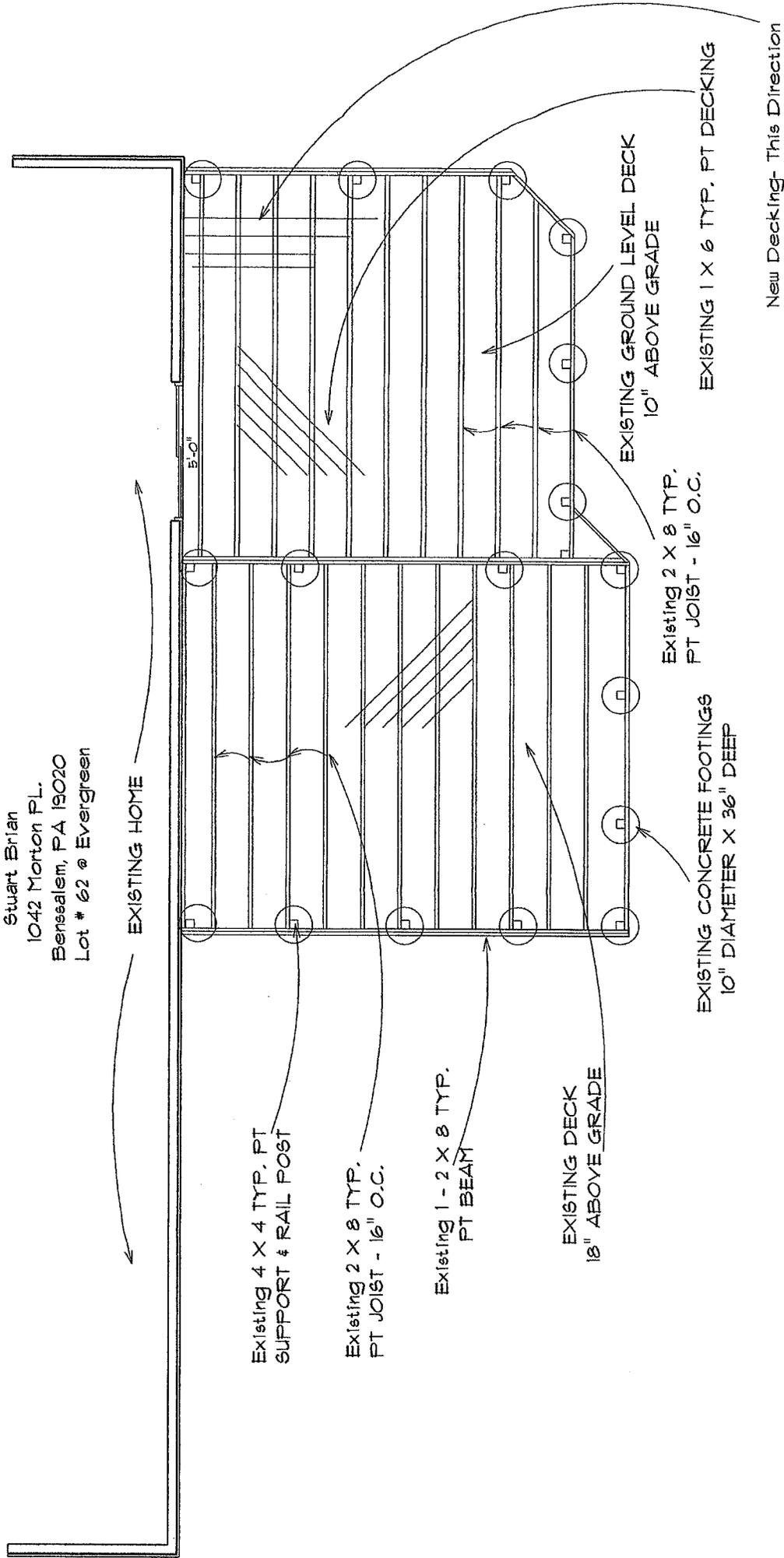
1042 Morton Place



# DECK - PLAN VIEW

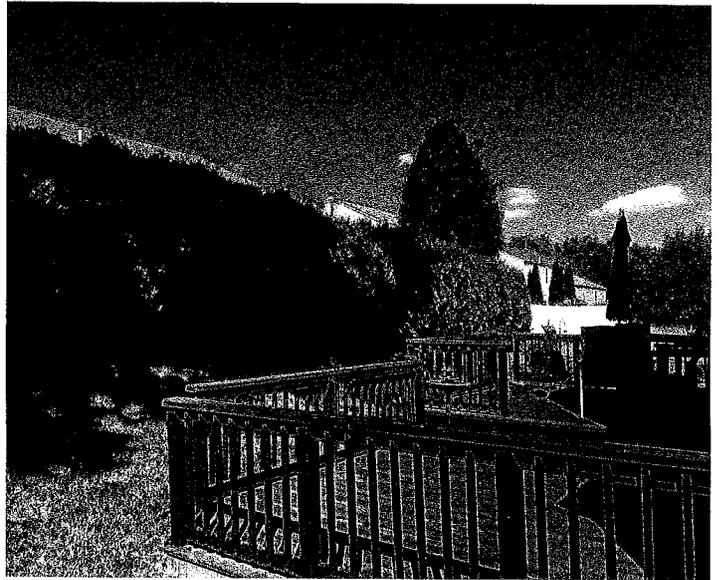
SCALE: 3/16" = 1'

Stuart Brian  
1042 Morton PL.  
Bensalem, PA 19020  
Lot # 62 @ Evergreen



**Project - Install New Decking**  
**TimberTech Tropical**  
**Install With Ebty Clip fastners**

New Decking- This Direction



**STUART BRIAN**  
**1042 MORTON PLACE**  
**BENSALEM, PA 19020**

**REAR YARD DECK**