



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: Walter & Barbara Rybas

Address: 456 Tennis Ave
Bensalem, PA 19020

Phone No. 267 357 7060

E-Mail Address: mrybas316@gmail.com

Owner's Name: Walter & Barbara Rybas

Address: 456 Tennis Ave
Bensalem, PA 19020

Phone No. 267 357 7060

E-Mail Address: mrybas316@gmail.com

Attorney Name: Tom Hecker

Address: 680 Middletown Blvd
Lafayette PA 19047

Phone No. 215-750-0110

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

Sub division for new residence

2. Brief description of Real Estate affected:

Tax Parcel Number: 2-58-51
Location: 456 Tennis Ave, Bensalem, PA 19020
Lot Size: L shaped 116 x 300 = 34,800 + 80 x 252 = 20,160
Present Use: Vacant land
Proposed Use: Residence
Present Zoning Classification: RA-A
Present Improvement upon Land: None
Deed recorded at Doylestown in Deed Book 0918 Page 2164

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:

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):

1. Section 232-213(a)(2) 2. Ord No. 2015-01 Section 503 A
3. Section 232-57(a)(2)b

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

Variance

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.

Variance required to access property.

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.

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.

Barbara Lyles Volta Refico
Appellant's or Owner's Signature

9-1-16
Date

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

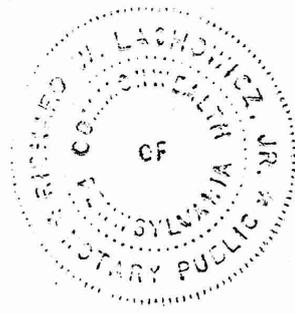
Sworn to and subscribed before me this

1st day of SEPTEMBER 2016

[Signature]
Notary Public

My commission expires: MAY 20, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RICHARD W. LACHOWICZ, JR., Notary Public
Bensalem Township, Bucks County
My Commission Expires May 20, 2020





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 26, 2016

WALT RYBAS
456 TENNIS AVE
BENSALEM, PA 19020

| | |
|-------------------------|---------------------------|
| Project: | SUBDIVISION OF LOT |
| Project Address: | 456 TENNIS AVE |
| | BENSALEM, PA 19020 |
| Tax Parcel: | 02-058-051-001 |
| 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, [Section 232-533(d)(2)]. 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,

Handwritten signature of Harold W. Gans.

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

mrybas316@gmail.com
Email address

HWG/lva
Enclosures

2-58

STATE SR-2002 RD.

TAX MAP



DELAWARE

This Indenture Made the 15 ^{9th} day of JUNE in the year of our Lord one thousand nine hundred and ninety-four (1994)

Between ROSE RYBAS, Widow

(hereinafter called the Grantor), of the one part, and

WALTER G. RYBAS and BARBARA H. RYBAS, his wife

(hereinafter called the Grantee s), of the other part,

Witnesseth That the said Grantor

for and in consideration of the sum of

One Dollar (\$1.00)

lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee s, their heirs and assigns, as tenants by the entireties

ALL THAT CERTAIN lot or tract of land with the buildings and improvements thereon erected, SITUATE in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania, known as Lot #2 as described in the Minor Subdivision Plan prepared for Walter Rybas prepared by J. G. Park Associates, Inc., Engineers, and Surveyors, Washington Crossing, Pennsylvania, dated April 17, 1990, last revised October 3, 1990 and recorded November 30, 1990 in the office of the Recorder of Deeds at Doylestown in Plan Book 259 Page 25, and being more particularly bounded and described as follows to wit:

BEGINNING at a marble stone in the bed of Tennis Avenue, a private Road (39.02' wide), said stone being the following two courses and distances from a point on the centerline of State Road at the Northeasterly corner of TMP 2-58-53; 1) Thence along TMP 2-58-53 South 27 degrees 45 minutes East the distance of 544.20 feet; 2) Thence crossing said private Road South 64 degrees 23 minutes West the distance of 24.02 feet to said beginning; Thence along the Northwesterly side of said private road (now 24.02' wide) and TMP 2-58-52 South 27 degrees 45 minutes East the distance of 80.06 feet to a monument a corner; Thence extending along Lot #1 as shown on said plan the following four courses and distances; 1) Thence South 64 degrees 23 minutes West the distance of 430.99 feet to a monument, a corner; 2) Thence South 27 degrees 45 minutes East the distance of 480.00 feet to a monument a corner; 3) Thence South 62 degrees 15 minutes West the distance of 138.97 feet to a monument, a corner; 4) Thence South 27 degrees 45 minutes East the distance of 254.09 feet to the low water mark (deed) of the Delaware River; Thence along the low water mark South 72 degrees 58 minutes 29 seconds West the distance of 115.90 feet to a point, a corner of TMP 2-58-40; Thence along said TMP and also along the Northwesterly side of a drainage easement (10' wide) and a sanitary sewer easement (20' wide) as shown on said plan North 27 degrees 45

minutes West the distance of 802.00 feet to a stone, a corner of TMP 2-58-47; Thence along said TMP and said sanitary sewer easement North 64 degrees 23 minutes the distance of 684.02 feet to the first mentioned stone and place of beginning.

Containing 4.7059 acres of land more or less.
Being Bucks County Tax Map Parcel 2-58-51-1.
BUCKS COUNTY IDENTIFIER NO.

UNDER AND SUBJECT to the following easement for the benefit of Lot #1 as shown on the above described minor subdivision plan for Walter Rybas for utility purposes including but not limited to the construction, installation, use, repair, renewal, operation and maintenance of water and sewer lines, electric and cable lines:

BEGINNING at a point said point being the following (2) courses and distances from a monument on the Northwestern side of Tennis Avenue, a private road (24.02' wide); 1) Thence along the lot line between Lots #1 & 2 South 64 degrees 23 minutes West the distance of 430.99 feet to a monument, a corner; 2) Thence still along said lot line South 27 degrees 45 minutes East the distance of 197.55 feet to said beginning; Thence still along said lot line and crossing the beginning of the proposed sanitary sewer easement (20' wide) South 27 degrees 45 minutes East the distance of 20.45 feet to a point; Thence extending thru Lot #2 which this easement is taken from and along said proposed easement South 74 degrees 14 minutes 47 seconds West the distance of 238.05 feet to a corner of an existing sanitary sewer easement along the Northwestern side of said lot; Thence along said easement North 27 degrees 45 minutes West the distance of 20.45 feet to a point; Thence extending back thru said Lot #2 and along said proposed easement North 74 degrees 14 minutes 47 seconds East the distance of 238.05 feet to the first mentioned point and place of beginning.

Containing 4,761 square feet of land more or less.

BEING part of the premises which Katherine H. Biddle by Indenture bearing date November 14, 1977 and recorded in Bucks County Deed Book 2265 on page 172 &c. granted and conveyed unto John J. Rybas and Rose G. Rybas, his wife.

AND the said John J. Rybas departed this life on December 6, 1986.

AND this is a conveyance from mother to son and daughter-in-law.

| | |
|--------------------|--------|
| N | 60176 |
| 06-09-94 23:16C002 | 4388 |
| TAX EXEMPT | \$0.00 |
| CA | \$0.00 |

