



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: 2024-0413

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

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

RECEIVED

FEB 07 2024

BENSALEM TOWNSHIP
BUILDING AND PLANNING

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: Jose Marrero

Address: 1905 Brown Ave
Bensalem PA 19020

Phone No. 215-399-7251

E-Mail Address: josemarrero1905@comcast.net

Owner's Name: Jose Marrero

Address: 1905 Brown Ave
Bensalem PA 19020

Phone No. 215-399-7251

E-Mail Address: josemarrero1905@comcast.net

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) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-039-157

Location: 1905 Brown Ave Bensalem PA 19020

Lot Size: 19,116 square feet

Present Use: Residence

Proposed Use: 24'x32' storage shed

Present Zoning Classification: R2

Present Improvement upon Land: House with addition and attached garage, driveway, 2 portable sheds

Deed recorded at Doylestown in Deed Book 4774 Page 2374

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

The issue is max 40% impervious coverage due to the layout of the property requiring a large driveway to facilitate access. The proposed structure will not impact the flow of water, nor will it be easily visible from beyond the property. It will be an unattached building on a crushed stone pad.

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):

2009 UCC Section 403.62 a(b)

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

Allowance to exceed 40% Impervious coverage to
facilitate installation of 24x32 storage shed on crushed
stone pad (25x33)

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.

It will not adversely affect anything. Water flow will not be disturbed, nor
will it be easily visible beyond the property. The reason the property has a
higher rate of impervious coverage is due to the layout requiring a longer driveway

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.

Appellant's or Owner's Signature



Date

2-6-24

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

Sworn to and subscribed before me this

06 day of February 2007
2024
S.C.J.

Commonwealth of Pennsylvania - Notary Seal
Stephen C. James, Notary Public
Bucks County
My commission expires March 27, 2024
Commission number 1268064
Member, Pennsylvania Association of Notaries

Notary Public

My commission expires: 03-27-2024



▼ 1905 Brown Ave, Bensalem X Q

Show search results for 1905 B...



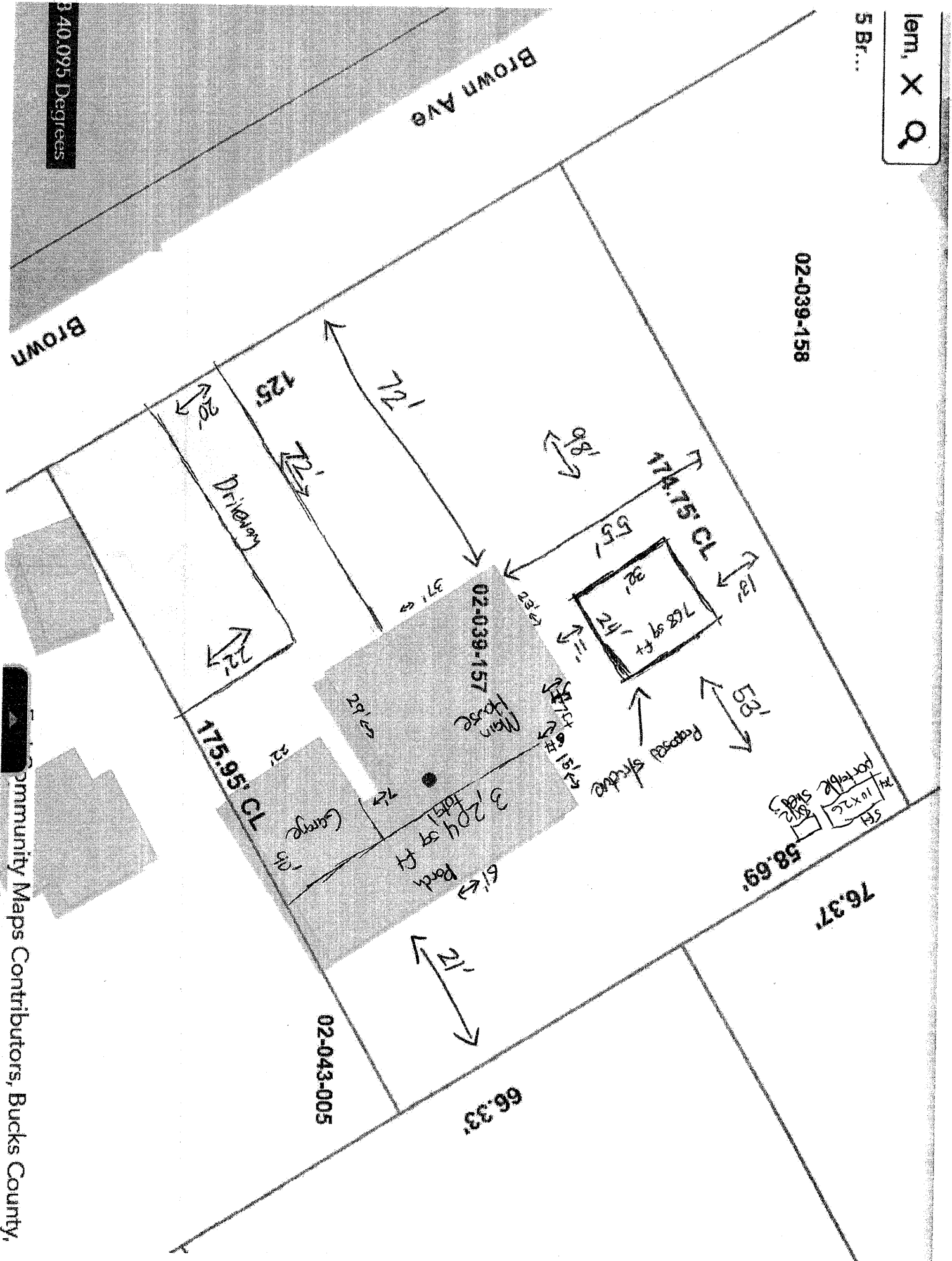
74.945 40.096 Degrees

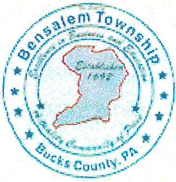
60ft

UN
DP
DPA
P
M
R

Brown Ave

B 40.095 Degrees





BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 - Fax 215-633-3753

Kenneth V. Farrali

Director of Building and Planning
2400 Byberry Road - Bensalem, PA 19020

10/30/2023

MARRERO JOSE L & LYDIA
1905 BROWN AVE
BENSALEM, PA 19020

Project:	24 X 32 SHED
Project Address:	1905 BROWN AVE BENSALEM, PA 19020
Tax Parcel:	02039157
Permit Number:	2023-3730
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 lists the reason for rejection and this information is required to complete the permit application for the above referenced project. This letter shall also serve as a formal rejection of your building permit application pursuant to 2009 UCC Section 403.62a(b).

You are required to resubmit plans with revisions and will need to send a new **complete** set of plans. 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 the revision number to distinguish it from any earlier submissions.

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,

CC: MARRERO JOSE L & LYDIA
1905 BROWN AVE
BENSALEM, PA 19020

josemarrero1905@comcast.net

E-mail Address

Zach Bucksar
Township Engineer
ZB/lva

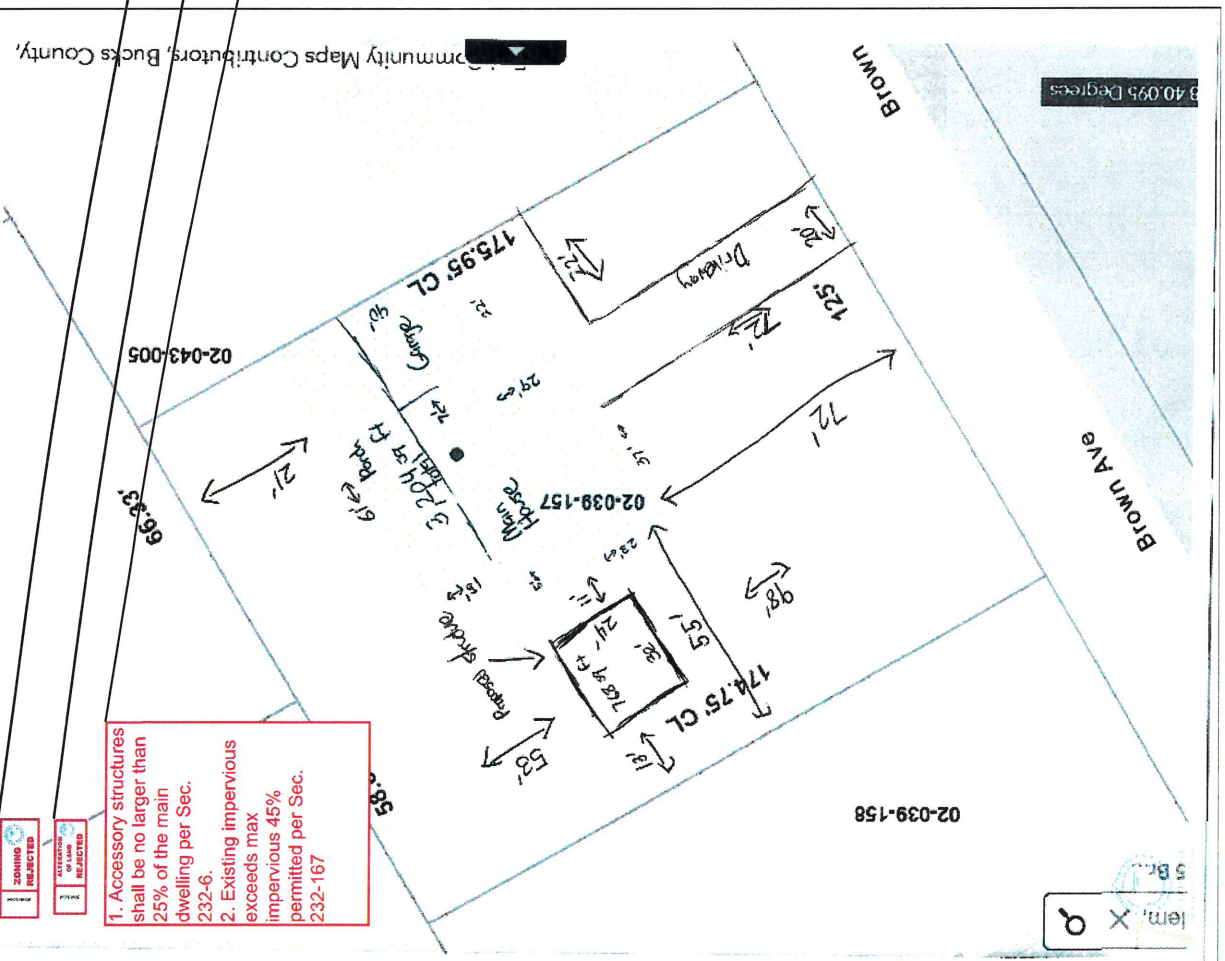
Enclosures

ZONING
REJECTED

ATTENTION
REJECTED

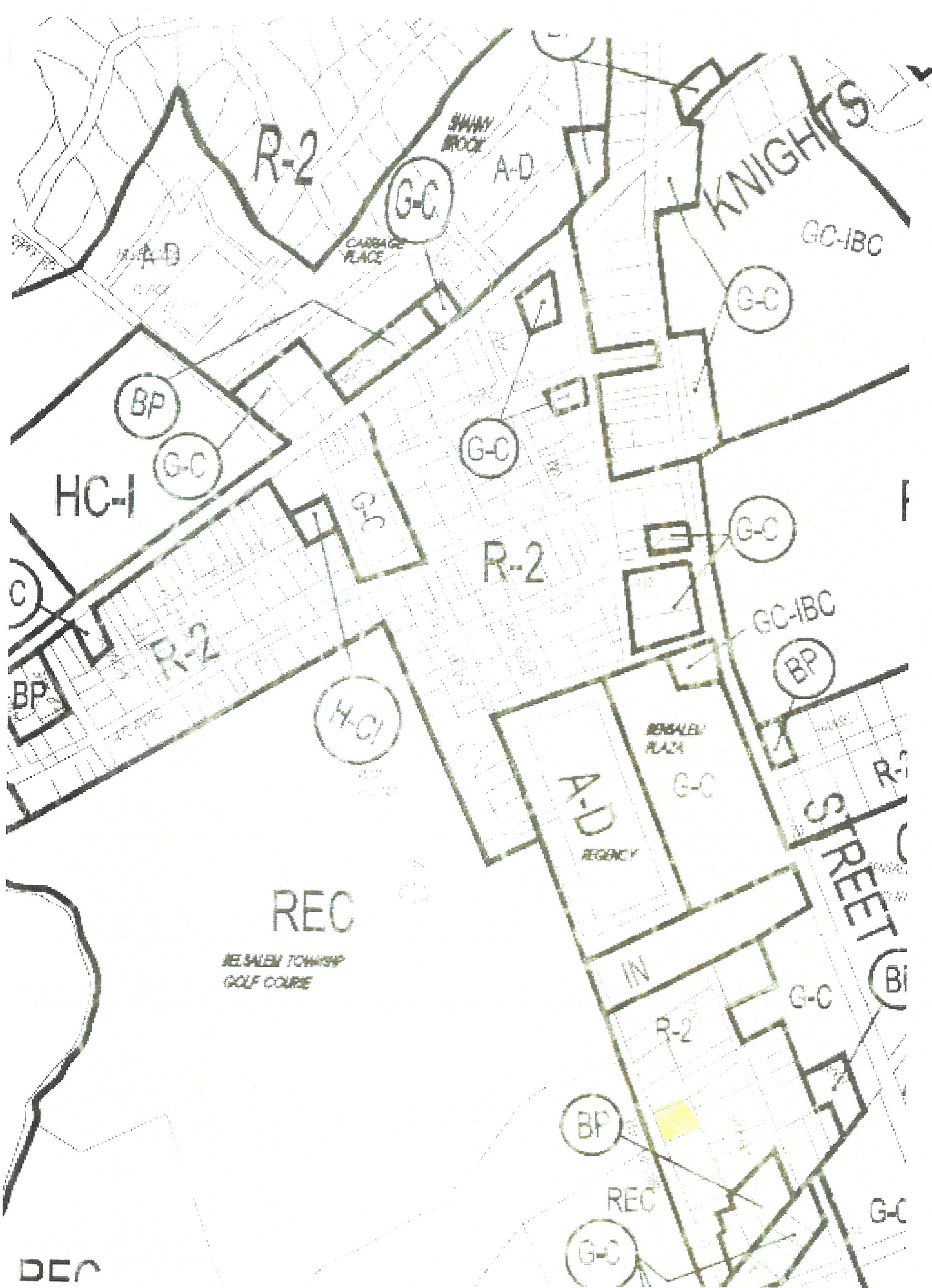
1. Accessory structures shall be no larger than 25% of the main dwelling per Sec. 232-6.

2. Existing impervious exceeds max impervious 45% permitted per Sec. 232-167



Author: zbucksar	Subject: zoning rejected	Date: 10/27/2023 3:53:18 PM
Author: zbucksar	Subject: LA denied	Date: 10/27/2023 3:53:30 PM
Author: zbucksar	Subject: Text Box	Date: 10/27/2023 3:55:09 PM

1. Accessory structures shall be no larger than 25% of the main dwelling per Sec. 232-6.
2. Existing impervious exceeds max impervious 45% permitted per Sec. 232-167



DEC

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2005168819

Recorded On 12/29/2005 At 1:47:14 PM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 108150

User - NMS

* Grantor - MARRERO, JOSE L

* Grantee - MARRERO, JOSE L

* Customer - ACCURATE SETTLEMENT

*** FEES**

RECORDING FEES

\$46.50

TOTAL

\$46.50

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
ACCURATE SETTLEMENT

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Edward R. Gudknecht
Edward R. Gudknecht
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

Book: 4774 Page: 2374



03697E

DEED, FEE SIMPLE
INDIVIDUAL GRANTOR

(DEED.PA)

Parcel # 2-39-157

THIS DEED made this 9th of February in the year Two Thousand Five by and between Jose L. Marrero and Lydia Marrero, as to 2/3 undivided interest and Jose A. Rodriguez, son, as to 1/3 undivided interest, parties of the first part, Grantor(s) and Jose L. Marrero and Lydia Marrero, husband and wife, who reside at 1905 Brown Avenue, Bensalem, Pennsylvania, 19020, parties of the second part, Grantee(s).

WITNESSETH, that in consideration of the sum of One (\$1.00)

DOLLARS, the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said Jose L. Marrero and Lydia Marrero, husband and wife, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Bucks County, State of Pennsylvania, and described as follows, that is to say:

All that certain piece or tract of land with the improvements thereon, situate in the Township of Bensalem, County of Bucks and State of Pennsylvania, described according to a survey made thereof by Edward Pickering, 3rd, Registered Surveyor of Woodbourne, Pennsylvania, more fully bounded and described as follows, to wit:

Beginning at a corner of land now or late of Walter Hermanson in the middle of Mechanicsville Road (33 feet wide) at the distance of 639.5 feet measured Northwestwardly along the middle of said road from the intersection of the middle of the Hulmeville Road (50 feet wide); thence extending along the middle of the Mechanicsville Road North 24 degrees West 125 feet to a corner of land now or late of Franklin W. Rash and Catherine M. Rash, his wife; thence by said land North 66 degrees East 174.45 feet to a corner in line of land now or late of George Allen; thence by same South 25 degrees 28 minutes East 58.69 feet to a corner of land now or late of Leonard Heineman; thence by the same South 24 degrees East 66.33 feet to a corner of land now or late of Walter Hermanson aforesaid; thence by said land South 66 degrees West 175.95 feet to the place of beginning.

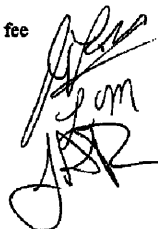
The improvements thereon being commonly known as 1905 Brown Avenue.

Being the same lot or parcel of ground which by deed dated October 27, 1995 and recorded among the Land Records of Bucks County, State of Pennsylvania, in Liber 1153, folio 1297 was granted and conveyed by Donald E. Messner and Tammy Nguyen, Husband and Wife, unto Jose L. Marrero and Lydia Marrero, Husband and Wife, as to a 2/3 undivided interest and Jose A. Rodriguez, a Single Man, as to a 1/3 undivided interest.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

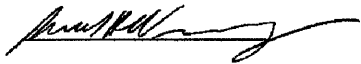
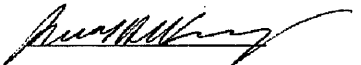
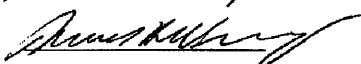
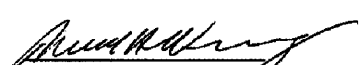
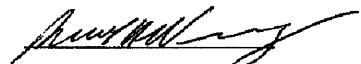
TO HAVE AND TO HOLD the said described lot of ground and premises to the said Jose L. Marrero and Lydia Marrero, husband and wife, tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.


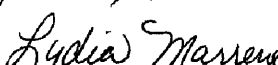

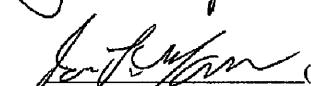
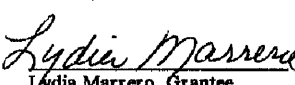


AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors and Grantees.

TEST:

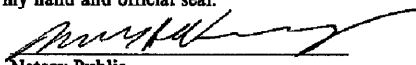
 (SEAL)
Jose L. Marrero, Grantor
 (SEAL)
Lydia Marrero, Grantor
 (SEAL)
Jose A. Rodriguez, Grantor
 (SEAL)
Jose L. Marrero, Grantee
 (SEAL)
Lydia Marrero, Grantee

STATE OF PENNSYLVANIA, CITY/COUNTY OF Bucks, to wit:

I HEREBY CERTIFY that on this 9th day of February, in the year Two Thousand Five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Jose L. Marrero and Lydia Marrero, as to 2/3 undivided interest and Jose A. Rodriguez, son, as to 1/3 undivided interest, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



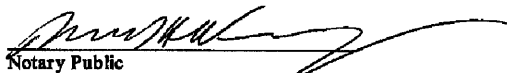

Notary Public

My Commission expires:

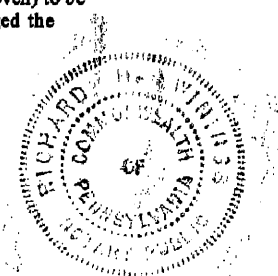
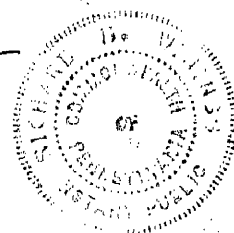
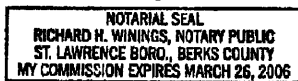
STATE OF PENNSYLVANIA, CITY/COUNTY OF Bucks, to wit:

I HEREBY CERTIFY that on this 9th day of February, in the year Two Thousand Five, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Jose L. Marrero and Lydia Marrero, husband and wife known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission expires:



This is to certify that the within instrument has been prepared by or under the supervision of the undersigned.



MILLARD S. RUBENSTEIN, Esq.

RETURN TO:

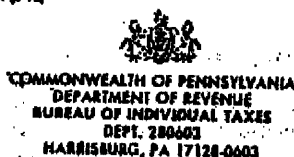
ACCURATE SETTLEMENT SERVICES, INC.
100 PAINTERS MILL ROAD, SUITE 220
OWINGS MILLS, MD 21117
(410) 363-7688

#A504092

I HEREBY certify that the precise address of the within named grantees is: 1905 BROWN AVENUE, Bensalem, PA 19020.


Millard S. Rubenstein, Esq.





REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Fold

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name Kelly Telephone Number _____
Street Address ACCURATE SETTLEMENT SERVICES, INC. Area Code () _____
100 PAINTERS MILL ROAD, SUITE 220 State _____ Zip Code _____
OWINGS MILLS, MD 21117
(410) 363-7666

B TRANSFER DATA

Grantor(s)/Lessor(s) JOSE L. MARRERO, LYDIA MARRERO, JOSE A. RODRIGUEZ Date of Acceptance of Document 2-9-05
Grantee(s)/Lessee(s) JOSE L. MARRERO & LYDIA MARRERO
Street Address 1905 BROWN AVENUE Street Address 1905 BROWN AVENUE
City Bensalem, PA State PA Zip Code 19020 City Bensalem, PA State PA Zip Code 19020

C PROPERTY LOCATION

Street Address 1905 BROWN AVENUE City, Township, Borough Bensalem
County BUCKS School District Bensalem Tax Parcel Number 02-039-157

D VALUATION DATA

1. Actual Cash Consideration \$1.00 2. Other Consideration 0 3. Total Consideration \$1.00
4. County Assessed Value 0 5. Common Level Ratio Factor X 6. Fair Market Value 0

E EXEMPTION DATA

1a. Amount of Exemption Claimed 100% 1b. Percentage of Interest Conveyed _____

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)

Inter-family: parents Removing child

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party [Signature] Date 3-9-05

**PARENTAL AFFIDAVIT
(FATHER OR MOTHER)**

Lydia MARRERO ¹¹⁻¹⁰⁻⁰⁵, being first duly sworn on oath, deposes and
(Print Name of Mother or Father above.)

says that he/she is the natural or legally adoptive parent of **JOSE A. RODRIGUEZ**,

also known as N/A NONE
(Print any alias' or "N/A" above.)

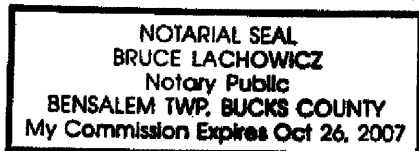
That Affiant hereby affirms, under penalty of law, that the above statement and representation are correct and true to the best of his/her information, knowledge, and belief. Furthermore, the Affiant hereby acknowledges that any false statement or misrepresentation that he/she makes on this document is punishable by criminal penalties under the law of the State of Pennsylvania.

Lydia MARRERO
(Printed name of Parent)

Lydia Marrero
(Signature of Parent)

Subscribed and sworn before me this 15th day of NOVEMBER, 2005.

Bruce Lachowicz
Notary Public
State of:
County of:



dates



View from road