

BENSALEM TOWNSHIP

10/18/2023

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: 2023-3903

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: JAN SMIAROWSKI

Address: 2888 CENTURY LN
BENSALEM PA 19020

Phone No. 917 674 2096

E-Mail Address: JAND724 @ YAHOO.COM

Owner's Name: JAN SMIAROWSKI

Address: 2888 CENTURY LN
BENSALEM, PA 19020

Phone No. 917 674 2096

E-Mail Address: JAND724 @ YAHOO.COM

Attorney Name: SHAWN J. WARD

Address: 331 E STREET RD
TREVOSIS PA 19053

Phone No. (215) 355-3350

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- Use
- Height
- Existing Building
- Occupancy
- Lot Area
- Yards
- Proposed Building

Other: (describe) BUILD A SHED | BARN ON THE PROPERTY
SHED 20' x 20' |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02034001
 Location: 2888 CENTURY LN, MENSACEM PA 19020
 Lot Size: 68,596.84 SF 1.5747 AC
 Present Use: RESIDENCE
 Proposed Use: RESIDENCE
 Present Zoning Classification: R-A
 Present Improvement upon Land: SINGLE FAMILY HOME
 Deed recorded at Doylestown in Deed Book 5449 Page 863

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):

SEE ATTACHED § 222-58

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

I DESIRE A VARIANCE FOR CONSTRUCTION OF A STORAGE SHED (20 X 20 FEET), AND A VARIANCE FOR ADDITIONAL PAVING

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 ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD, IT WILL SERVE AS A STORAGE FOR TOOLS + EQUIPMENT.

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

Smiorowski

Date 10.04.2023

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

Sworn to and subscribed before me this

4th day of October 2023

Commonwealth of Pennsylvania - Notary Seal
PIOTR BAGNIEWSKI, Notary Public
Philadelphia County
My Commission Expires July 15, 2026
Commission Number 1284503

Notary Public

My commission expires:

Jugnowski

07.15.2026

Deed

Parcel ID No. 02-034-001

Brett Kane

TO

Jamar Development LLC

Championship Abstract, Inc.
400 Greenwood Avenue
2nd Floor
Wyncote, PA 19095-1825

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2007062837

Recorded On 7/10/2007 At 2:29:05 PM

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 207322

User - KGB

* Grantor - KANE, BRETT

* Grantee - JAMAR DEVT L L C

* Customer - GRATEFUL ABSTRACT LLC

*** FEES**

STATE TRANSFER TAX	\$1,500.00
RECORDING FEES	\$48.50
BENSALEM SCHOOL	\$750.00
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$750.00
TOTAL PAID	\$3,048.50

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

RETURN DOCUMENT TO:
GRATEFUL ABSTRACT LLC

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: 5449 Page: 863

06C18D

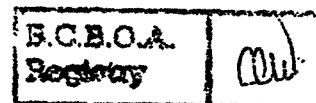


Prepared by and Return to:

Championship Abstract, Inc.
400 Greenwood Avenue
2nd Floor
Wyncote, PA 19095-1825

File No. 07-7082-CH

Parcel ID No. 02-034-001



This Indenture, made the 31st day of May, 2007,

Between

BRETT KANE

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

JAMAR DEVELOPMENT LLC

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Hundred Fifty Thousand And 00/100 Dollars (\$150,000.00)** lawful money of the United States of America, unto him well and truly paid by the said Grantee, 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

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Bensalem, County of Bucks, and Commonwealth of Pa., bounded and described according to a Plan and Survey thereof made by Benjamin C. Queen, Reg. Surveyor dated July 30, 1974, as follows, to wit:

BEGINNING at a point on the center line of Century Lane; (33 feet wide) said point being distant 608.46 feet Northwestwardly along the center line of Century Lane from its point of intersection with the center line of Mechanicsville Road; thence extending from said point of beginning, South 53 degrees 22 minutes 44 seconds West crossing the Southwesterly side of Century Lane 311.71 feet to the middle of the Poquessing Creek; thence extending Northwestwardly through the bed of said creek 335 feet more or less to a point; thence extending North 62 degrees 56 minutes East along land now or late of Frank Miskole and crossing the Southwesterly side of Century Lane 485.43 feet to a point on the center line thereof; thence extending along the same, South 36 degrees 46 minutes East 151.56 feet to the first mentioned point and place of beginning.

HAVING erected thereon a dwelling known as 2888 Century Lane, Bensalem, PA 19020.

Tax ID / Parcel No. 2-34-1

Being the same premises which Edward J. Donnelly, Sheriff of the County of Bucks by Deed dated 4-4-2007 and recorded 4-10-2007 in Bucks County in Land Record Book 5349 Page 2376 conveyed unto Brett Kane , in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against him, the said Grantor, and his heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

**Sealed and Delivered
in the Presence of Us:**

Glenn C. Kasper

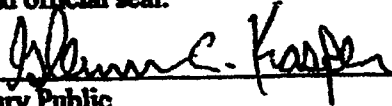
 {SEAL}

Brett Kane

Commonwealth of Pennsylvania } ss
County of Bucks

On this, the 31st day of May, 2007, before me, the undersigned Notary Public, personally appeared Brett Kama, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

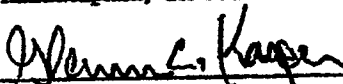
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



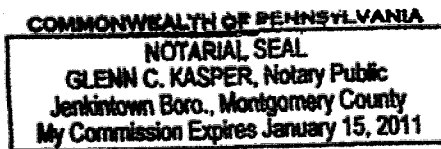
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

4600 Disston Street
Apt #3
Philadelphia, PA 19135



On behalf of the Grantee





YOUR GOALS. OUR MISSION.

September 20, 2021

Jamar Development LLC
2888 Century Lane
Bensalem, PA 19020

**RE: 2888 Century Lane – Asbuilt Plan Review
File No. BENSG2101**

We have reviewed your asbuilt plan dated February 25, 2021 and have rejected the submission for the following reasons:

1. Per our calculations only 819 CF is required so the proposed pit can be 30' Long x 11' Wide and 2.5' deep.
2. Fence permit must be obtained.
3. Drainpipe discharge location is within wetlands. must be approved by all governmental entities.
4. Sheds, additional paving and chicken coops have been placed within floodway and 100-year floodplain. variance must be obtained since this is in violation of section 232-58.
5. Chicken coop appears to be within wetlands 50 ft buffer which is in violation of section 232-57(a)(2)(b)

Based on the above listed zoning deficiency, your submission has been rejected. In order to proceed with this application, you are required to obtain a variance from the Bensalem Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained in the Building and Planning Department located in the Bensalem Township Municipal Complex at 2400 Byberry Rd, Bensalem Township.

If you have any questions, please contact me at 215-633-3652 or qnearon@bensalempa.gov.

T&M Associates

Quinton Nearon
Bensalem Township Engineering Inspector

QN:bah

cc: Ken Farrall, Director of Building and Planning, Bensalem Township
Russell Benner, P.E., Township Engineer
Via email jano724@yahoo.com

ZONING REJECTED

ALTERATION OF LAND REJECTED

PROPOSED DRAINAGE... POQUESSING CREEK... BITUMEN DRIVEWAY (+) 2,800 SF... PROPOSED INFILTRATION BASIN NO. 2... PROPOSED INFILTRATION BASIN NO. 1... PROPOSED INFILTRATION BASIN NO. 3...

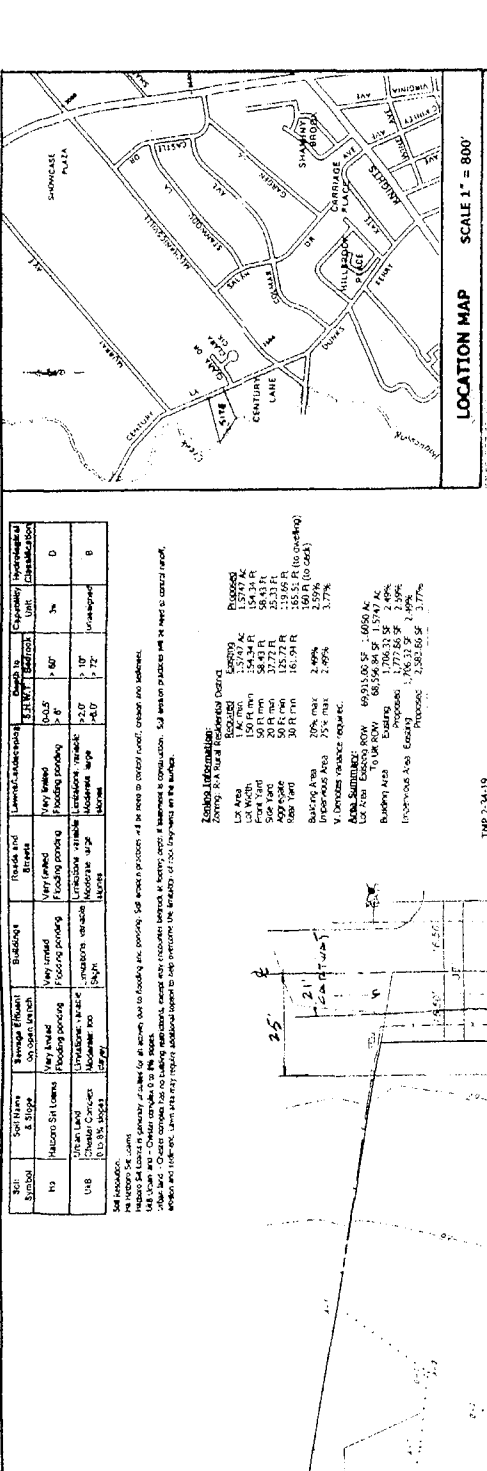
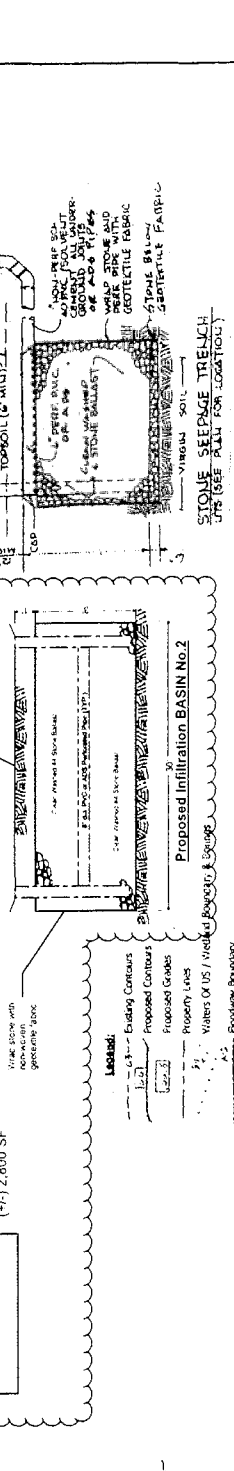
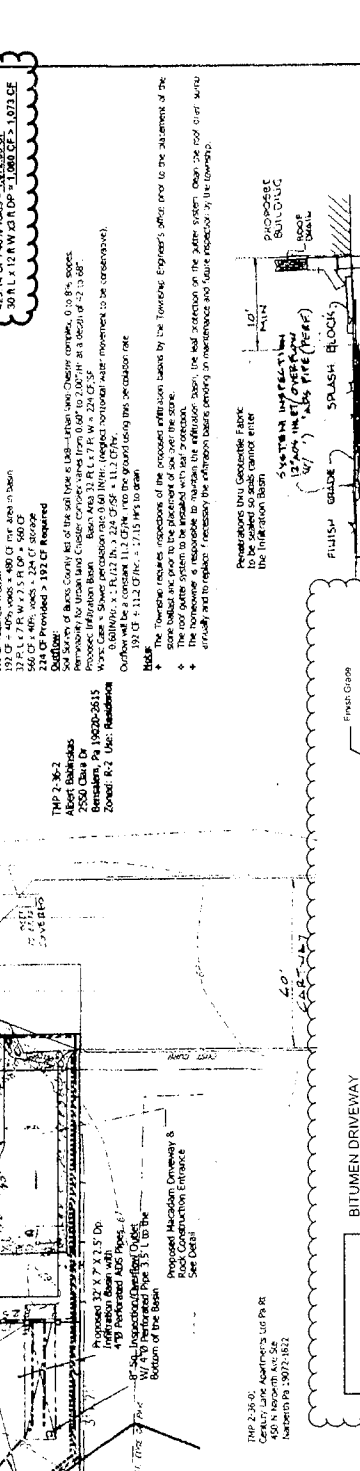
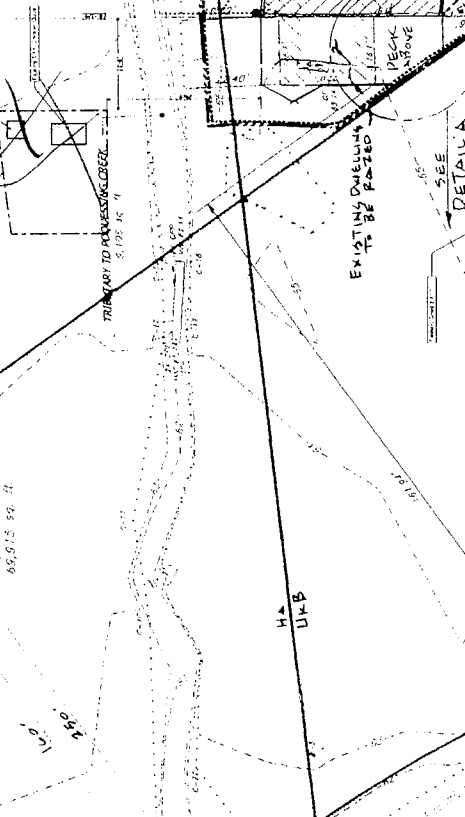
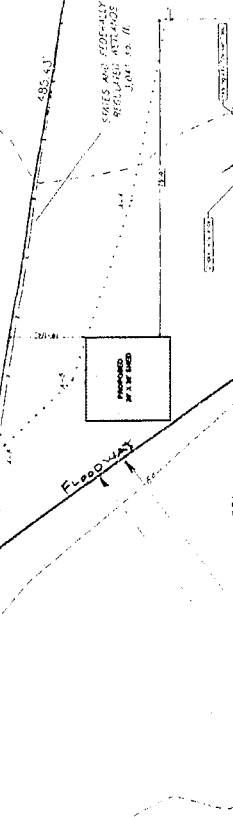


Table with 4 columns: Description, Quantity, Unit, and Remarks. Includes items like 'Proposed Infiltration Basin No. 2', 'Proposed Infiltration Basin No. 1', and 'Proposed Infiltration Basin No. 3'.



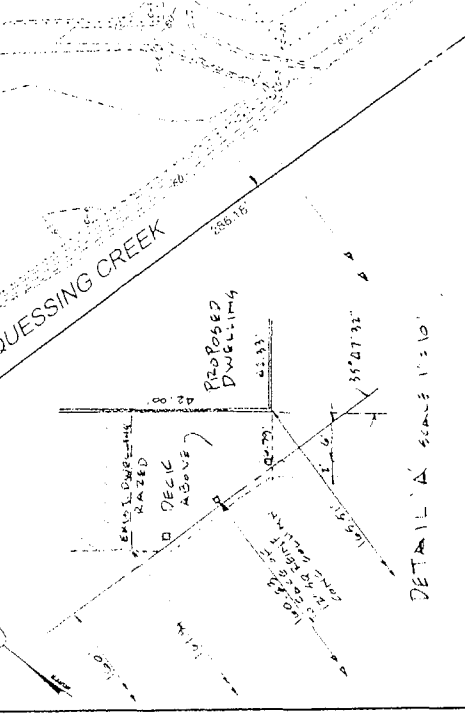
AS-BUILT 2/25/2021. Site Development Plan for 2888 Century Lane, THP 2-34-1. Includes project information, site plan, and professional seals.

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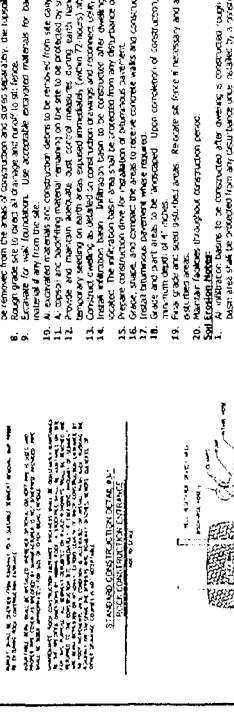


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