



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: 2024-0843

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

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

RECEIVED

MAR 18 2024

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: Kevin + Shirley Wiley

Address: 3340 Rambler Road
Bensalem, PA 19020

Phone No. 267-994-8682

E-Mail Address: Kwiley55@gmail.com

Owner's Name: Kevin + Shirley Wiley

Address: 3340 Rambler Road
Bensalem, PA 19020

Phone No. 267-994-8682

E-Mail Address: Kwiley55@gmail.com

Attorney Name: _____

Address: _____

Phone No. _____

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

1. Application relates to the following:

Check items if applicable:

- Use
- Height
- Existing Building
- Occupancy
- Other: (describe) Installation of Rear Porch Roof
- Lot Area
- Yards
- Proposed Building

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-044-081

Location: 3340 Rambler Road

Lot Size: _____

Present Use: Residence

Proposed Use: Residence

Present Zoning Classification: Residential

Present Improvement upon Land: _____

Deed recorded at Doylestown in Deed Book 4062 Page 0089

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

N/A

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: Rejection Letter dated 1/4/2024.

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):

Section 232-167.(e).(3).aa - setback, Section 232-167(2) - impervious Land

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

Variance desired

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.

Covering existing cement slab, We are not infringing on my neighbors view as the porch is 20 feet from the fence/property line

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.

[Handwritten Signature]

Appellant's or Owner's Signature

Date 3/14/2024

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

Sworn to and subscribed before me this

14th day of MAY ^{KT} 2002024

[Handwritten Signature]

Notary Public

My commission expires: 3/16/2025

Commonwealth of Pennsylvania - Notary Seal
KIMBERLY A. LADLEY Notary Public
Philadelphia County
My Commission Expires March 16, 2025
Commission Number 1248299



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 - Fax 215-633-3753
Kenneth V. Farrall

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

1/4/2024

WILEY KEVIN & SHIRLEY
3340 RAMBLER RD
BENSALEM, PA 19020

Project:	INSTALL REAR PORCH ROOF
Project Address:	3340 RAMBLER RD BENSALEM, PA 19020
Tax Parcel:	02044081
Permit Number:	2023-3980
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.

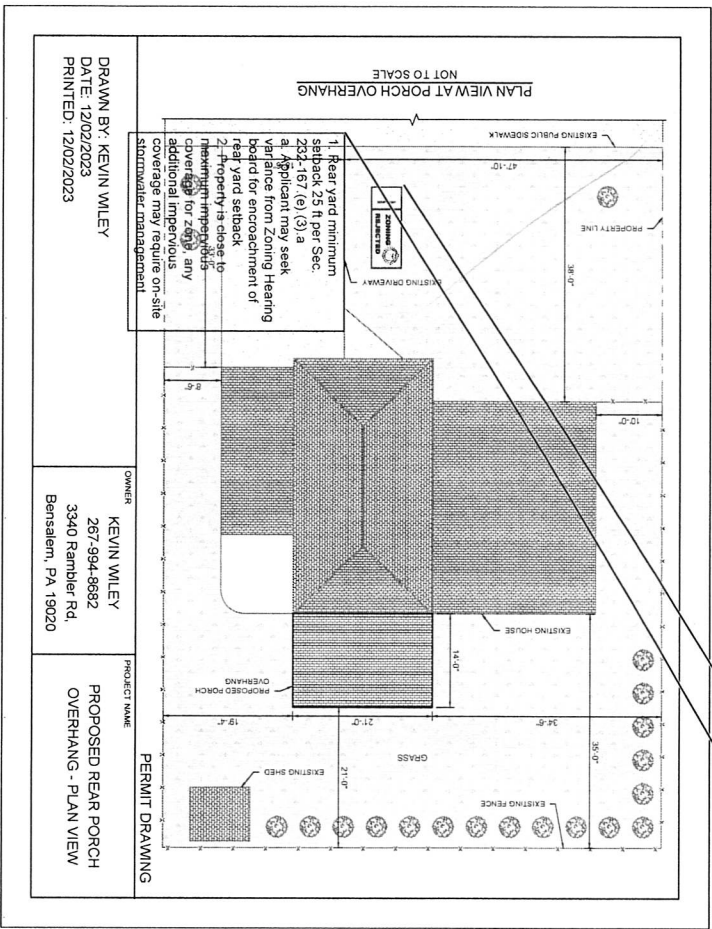
Respectfully,

Zach Bucksar
Township Engineer
ZB/lva

Enclosures

CC: WILEY KEVIN & SHIRLEY
3340 RAMBLER RD
BENSALEM, PA 19020
KWILEY55@GMAIL.COM
E-mail Address

1. Rear yard minimum setback 25 ft per Sec. 232-167.(e)(3).aa. Applicant may seek variance from Zoning Hearing board for encroachment of rear yard setback. Property is close to maximum impervious coverage for zone, any additional impervious coverage may require on-site stormwater management

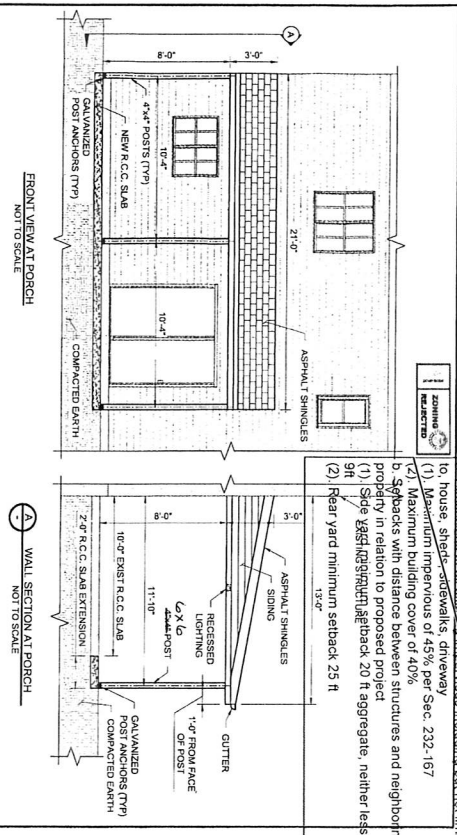


Author: rmacrae Subject: Text Box Date: 10/26/2023 10:29:36 AM

1. Applicant to provide plot plan with the followinga. Dimensions of all existing impervious including but not limited to, house, sheds, sidewalks, driveway (1) Maximum impervious of 45% per Sec. 232-167(2). Maximum building cover of 40%. Setbacks with distance between structures and neighboring property in relation to proposed project(1). Side yard minimum setback 20 ft aggregate, neither less than 9ft(2). Rear yard minimum setback 25 ft

Author: rmacrae Subject: Stamp Date: 10/26/2023 10:30:20 AM

1. Applicant to provide plot plan with the following
 - a. Dimensions of all existing impervious including but not limited to, house, sheds, sidewalks, driveway (1) Maximum impervious of 45% per Sec. 232-167 (2) Maximum building cover of 40% b. Setbacks with distance between structures and neighboring property in relation to proposed project (1) Side yard minimum setback 20 ft aggregate, neither less than 9ft (2) Rear yard minimum setback 25 ft



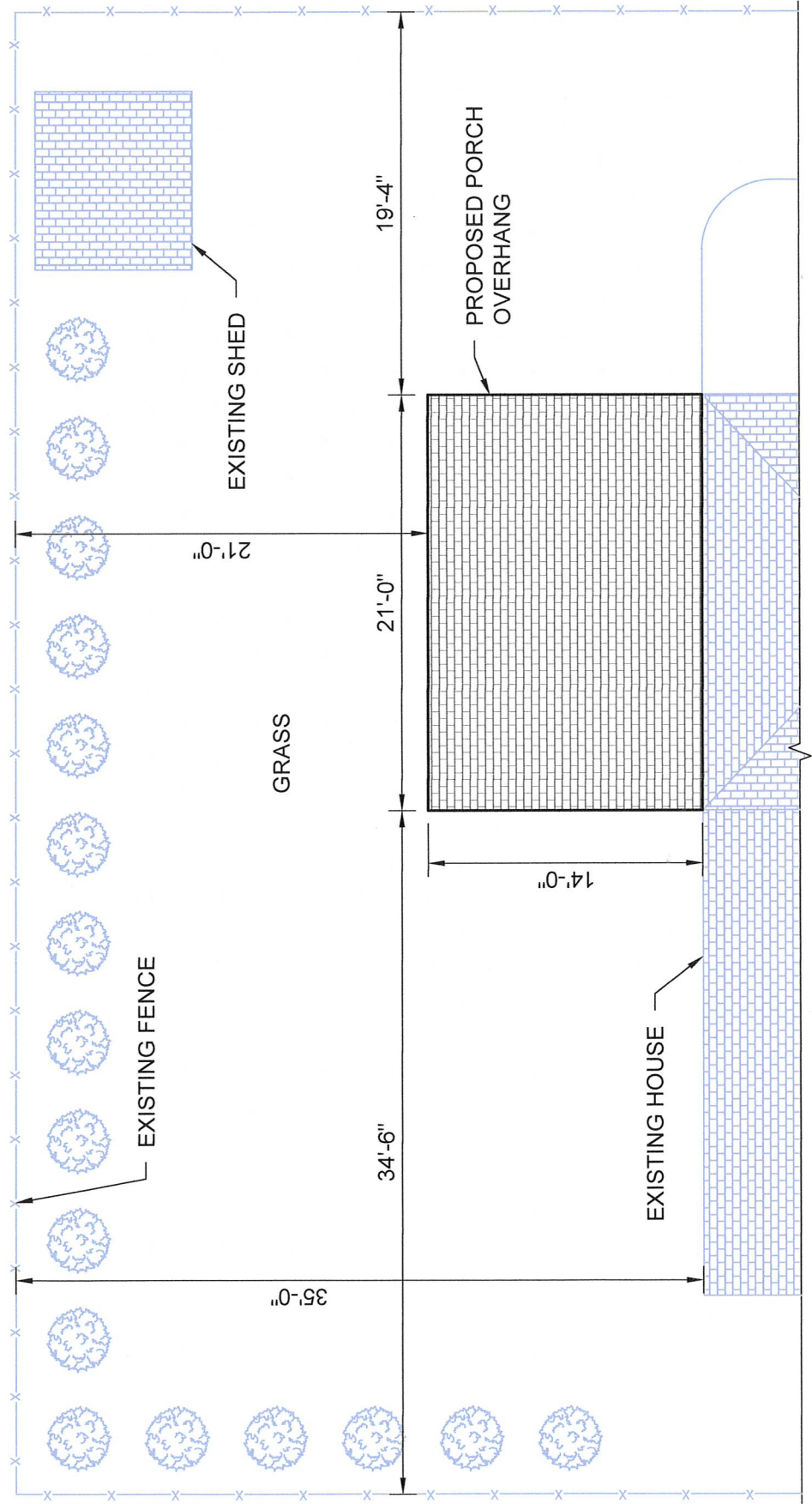
DRAWN BY: KEVIN WILEY
 DATE: 10/16/2023
 PRINTED: 10/16/2023

OWNER: KEVIN WILEY
 267-994-8682
 3340 Rambler Rd,
 Bensalem, PA 19020

PROJECT NAME: PROPOSED REAR PORCH EXTENSION
 PERMIT DRAWING

Plot Plan

Plot Plan



PLAN VIEW AT PORCH OVERHANG
NOT TO SCALE

PERMIT DRAWING

PROJECT NAME

PROPOSED REAR PORCH
OVERHANG - PLAN VIEW

OWNER

KEVIN WILEY
267-994-8682
3340 Rambler Rd,
Bensalem, PA 19020

DRAWN BY: KEVIN WILEY
DATE: 11/07/2023
PRINTED: 11/07/2023

PERMIT DRAWING

PROJECT NAME

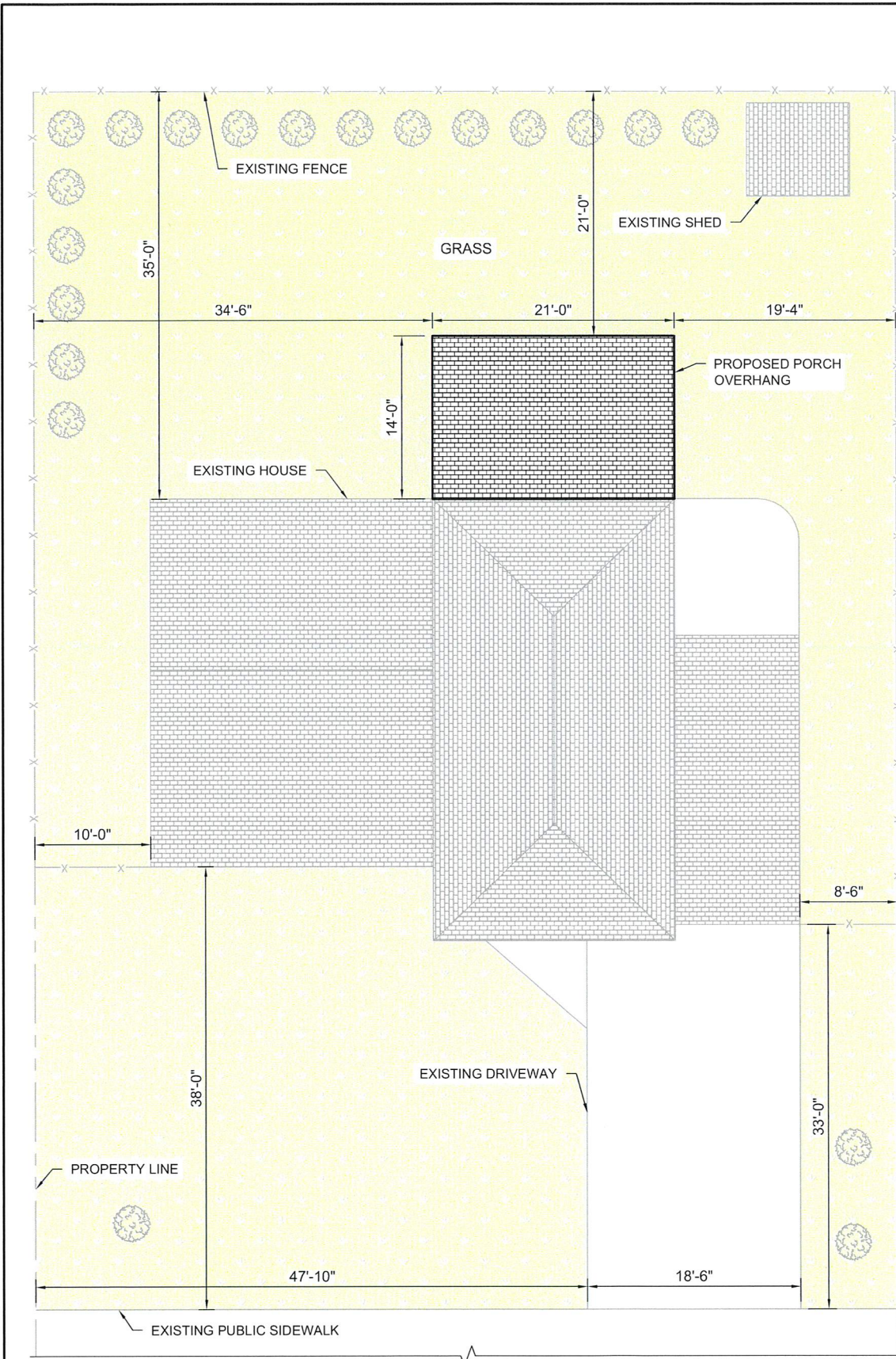
PROPOSED REAR PORCH
OVERHANG - PLAN VIEW

OWNER

KEVIN WILEY
267-994-8682
3340 Rambler Rd,
Bensalem, PA 19020

DRAWN BY:

KEVIN WILEY
DATE: 12/02/2023
PRINTED: 12/02/2023



PLAN VIEW AT PORCH OVERHANG
NOT TO SCALE

This Deed,

made on July 09, 2004, between,
T. Kevin Cornish and Tina D. Cornish, husband and wife,

hereinafter called the Grantors, of the one part, and

Kevin Wiley and Shirley Wiley

hereinafter called the Grantees, of the other part,

Witnesseth, that in consideration of Two Hundred Ninety Four Thousand dollars & no cents Dollars, \$294,000.00 in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their heirs and assigns, as tenants by the entireties

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, Situate in Bensalem Township, Bucks County, Pennsylvania and described according to a Certain Plan thereof known as Final Plan of "Brookwood" Section Number 3, made by William S. Erwin, Registered Professional Engineer, dated 4-5-1963 said Plan being recorded in the Office of the Recorder of Deeds for Bucks County at Doylestown, Pennsylvania in Plan Book 27 page 30, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Rambler Road (50 feet wide), said point being the 2 following courses and distances from a point formed by the intersection of the Northwesterly side of Rambler Road with the Northeasterly side of Hampton Road (50 feet wide): (1) leaving Hampton Road, North 59 degrees 59 minutes East along the Northwesterly side of Rambler Road, 263.22 feet to a point of curve on the same; and (2) Northeastwardly and Southeastwardly partly along the Northwesterly and Northeasterly sides of Rambler Road, on the arc of a circle curving to the right having a radius of 415 feet, the arc distance of 412.16 feet to the point of beginning; thence extending from said point of beginning, North 26 degrees 54 minutes 54 seconds East, crossing the Southwesterly side of a certain 20 feet wide Sanitary Sewer Easement, 100 feet to a point on the Northeasterly side of said Easement; thence extending along the Northeasterly side of said Easement, the 2 following courses and distances: (1) Southeastwardly on the arc of a circle curving to the right having a radius of 515 feet, the arc distance of 18.73 feet to a point of tangent; and (2) South 61 degrees 00 minutes 6 seconds East, 55.98 feet to a point; thence extending South 28 degrees 59 minutes 54 seconds West, recrossing the bed of the aforesaid 20 feet wide Sanitary Sewer Easement, 100 feet to a point on the Northeasterly side of Rambler Road aforesaid; thence extending along the Northeasterly side of Rambler Road, the 2 following courses and distances: (1) North 61 degrees 00 minutes 6 seconds West, 55.98 feet to a point of curve on the same; and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 415 feet, the arc distance of 15.09 feet to the first mentioned point and place of beginning.

BEING Lot Number 231 as shown on the above mentioned Plan: 3340 Rambler Road.

BEING the same premises which Sharon Hughes and Michael A. Miller, Executors of the Estate of Arlene Miller, a/k/a Arlene L. Miller, Deceased, by Indenture dated March 24, 2000 and recorded in the Recorder of Deeds, in and for the County of Bucks, aforesaid, in Land Record Book 2036 page 376 &c., granted and conveyed unto T. Kevin Cornish and Tina D. Cornish, husband and wife, in fee.

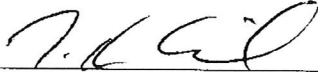
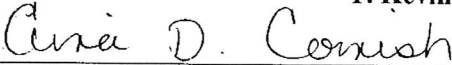
BEING Parcel Number 2-44-81.

And the said Grantors do hereby covenant to and with the said Grantees that they, the said Grantors, their heirs and assigns, SHALL and WILL, warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantees, their heirs and assigns, against the said Grantors and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under him/her/they or any of them.

In witness whereof, the said Grantor(s) has/have caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of:

_____ Seal
 _____ Seal
 _____ Seal
 _____ Seal


 T. Kevin Cornish

 Tina D. Cornish
 _____ Seal
 _____ Seal

State of **Pennsylvania**
County of **Bucks**

On July 09, 2004, before me, the undersigned officer, personally appeared T. Kevin Cornish and Tina D. Cornish, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

see attached

~~COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Sandra S. Tripel, Notary Public
 Bensalem Twp., Bucks County
 My Commission Expires Sept. 30, 2007
 Member, Pennsylvania Association Of Notaries~~

DEED

File No. **MID214-130** Folio/Parcel No.: **Parcel #2-44-81**
 Grantor: **T. Kevin Cornish and Tina D. Cornish, husband and wife**
 Grantee: **Kevin Wiley and Shirley Wiley**

I certify the address of the Grantee to be, and mail tax bill to: 3340 Rambler Rd
Bensalem Pa 19020

Premises: **3340 Rambler Road, Bensalem Township, Bucks County, Pennsylvania**

Return document to: **Mid Atlantic Regional Abstract, LLC 3655 Route 202, Suite 225, Doylestown, Pennsylvania 18901**

File No. MID214-130
Commitment No. K401630
Date: 07/09/2004

2004 JUL 20 AM 7:59

State of Pennsylvania
County of Bucks

On July 09, 2004 before me, the undersigned officer, personally appeared T. Kevin Cornish and Tina D. Cornish, husband and wife known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Sandra S. Vogel
Notary Public

095185

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sandra S. Vogel, Notary Public
Bensalem Twp., Bucks County
My Commission Expires Sept. 30, 2007
Member, Pennsylvania Association Of Notaries

Edward R. Blakely
2004 JUL 30 04

DOCUMENT RECORD



02044081

B.C.B.O.A Registry	5.00 <i>RC</i>
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#	95185
07-30-04 08:330003	233970
PA TRAN TAX	\$2940.00
BENSLEM TWP	\$1470.00
BENSALEM SD	\$1470.00







