



BENSALEM TOWNSHIP

Building and Planning Department
 2400 Byberry Road • Bensalem PA 19020
 215-633-3644 • FAX 215-633-3653

CHECK OFF LIST FOR ZONING HEARING BOARD APPEAL

The items listed below are **requirements** of the application process for the Zoning Hearing Board.

Check off the items that accompany this appeal. If item is deemed not applicable put N/A in place of a check mark. If any box is not marked with either a check mark or N/A, the application will be considered incomplete and will not be accepted.

<input checked="" type="checkbox"/>	13 copies of Appeal (pages 4 thru 6)
<input checked="" type="checkbox"/>	13 copies of Plot Plan
<input checked="" type="checkbox"/>	13 copies of Zoning Officers Rejection Letter
<input checked="" type="checkbox"/>	13 copies of Tax Map
<input checked="" type="checkbox"/>	13 copies of Deed
N/A <input type="checkbox"/>	13 copies of Agreement of Sale or Lease Agreement
<input checked="" type="checkbox"/>	13 copies of Detailed Plan of Proposed Structure
N/A <input type="checkbox"/>	13 copies of Deed Searches if your application is for certification of non-conforming use
<input checked="" type="checkbox"/>	13 copies of Exhibits which would include but are not limited to pictures, diagrams, and changes.
<input checked="" type="checkbox"/>	Application must be Notarized. Original must be submitted.
<input checked="" type="checkbox"/>	Applications and required material as described must be placed in packet form in the following order:
<input checked="" type="checkbox"/>	Must submit copy of application and plan(s) on a disc in .pdf file format or email same to imryan@bensalempa.gov <i>1A1stou@Bensalem-pa.gov</i>
<i>1</i>	Appeal
<i>2</i>	Plot plan
<i>3</i>	Zoning officers rejection
<i>4</i>	Tax map
<i>5</i>	Deed
<i>N/A</i>	Agreement of sale or lease agreement if applicable
<i>6</i>	Detailed plan of proposed structure
<i>N/A</i>	Deed searches, if applicable
<i>7</i>	Exhibits <i>PICTURES</i>
N/A <input type="checkbox"/>	Notify all adjoining owners by certified mail. Township will provide a list of adjoining properties to be notified)

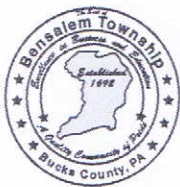
The Zoning Hearing Board Clerk is not authorized to fill out your Zoning hearing Board application, correlate the above items or answer technical questions. If you are not sure how to go about appealing to the zoning hearing board, it is advised that you obtain an attorney to help you.

Attached to this checklist is the appeal and instructions on how to fill out the appeal form.

Plot plans may be hand drawn as long as all information is accurate. It must contain all pertinent zoning information. It must contain the names, addresses and tax parcel numbers of all adjoining owners.

To obtain the Zoning Officers rejection notice you must first submit an application or occupancy permit. You will receive your rejection notice in the mail.

1



BENSALEM TOWNSHIP

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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: ANTONIO CAVALLO & LOUI A. GRANSA

Address: 2660 OLD LINCOLN HIGHWAY
FEASTERVILLE - TREVOSE, PA 19053

Phone No. 267-779-6038

E-Mail Address: transatlantic1@YAHOO.COM

Owner's Name: SAME AS APPELLANT

Address: _____

Phone No. _____

E-Mail Address: _____

Attorney Name: N/A

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 checked="" type="checkbox"/> | Other: (describe) <u>PROPOSED CONSTRUCTION INCLUDES A</u> | | |

NEW 13' x 13' ADDITION AT FRONT OF
EXISTING STRUCTURE.

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-007-170
Location: 2660 OLD LINCOLN HIGHWAY
Lot Size: 60' WIDE x 250' DEEP
Present Use: HOME/OFFICE
Proposed Use: HOME/OFFICE
Present Zoning Classification: HC-1
Present Improvement upon Land: 2000 SQ/FT HOME/OFFICE BUILDING
Deed recorded at Doylestown in Deed Book N/A Page INSTRUMENT #: 2014067001

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):

[Empty box for zoning ordinance reference]

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

Permit # 2016-00005593 was approved/issued in Oct 2016. Upon scheduling footing inspection we were advised a variance is required due to section 232-409(3)a. We are asking for a variance so we can complete exterior facade finishes to match new construction.

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.

Proposed construction is of minimal disturbance. Upon completion the work will add both aesthetic and monetary value to this and neighboring properties. New construction will not pass the existing set back of neighboring building at 2648 Old Lincoln Hwy.

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.

[Empty box for specifications of errors]

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.

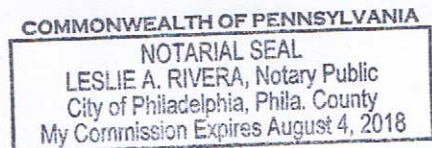
Appellant's or Owner's Signature *[Signature]* Date 2/22/2017

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

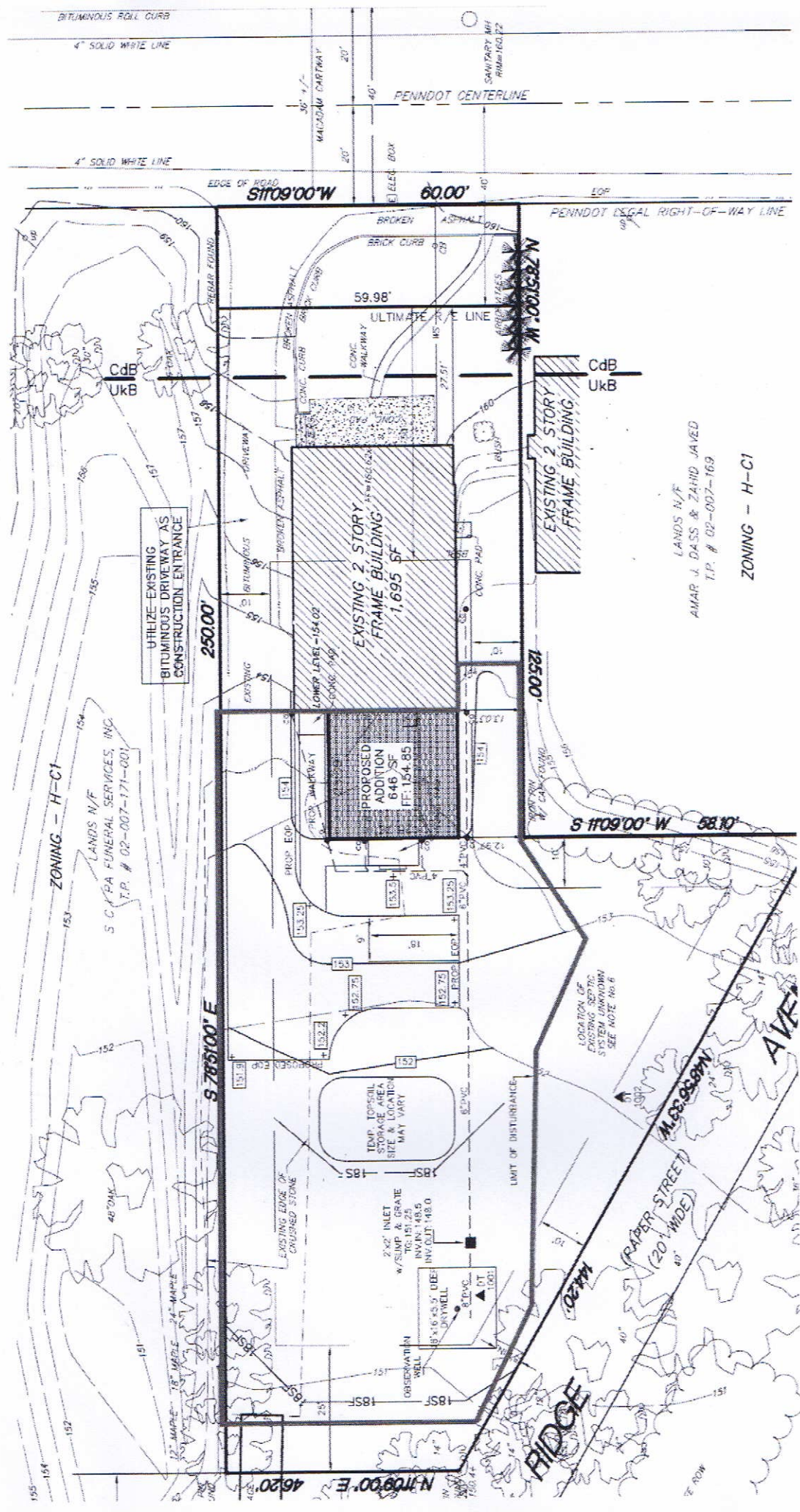
Sworn to and subscribed before me this

22 day of 2 200 2017

Notary Public *[Signature]*
My commission expires: 8.4.18



2



UTILIZE EXISTING BITUMINOUS DRIVEWAY AS CONSTRUCTION ENTRANCE

EXISTING 2 STORY FRAME BUILDING 1,695 SF

PROPOSED ADDITION 648 SF (FF-154.85)

EXISTING 2 STORY FRAME BUILDING

TEMP. TOPSOIL STORAGE AREA SIZE & LOCATION MAY VARY

2'x2' INLET w/ SLUMP & GRADE TO: 151.25 INVERT 148.0

18'x16'x5' DEEP DRYWELL

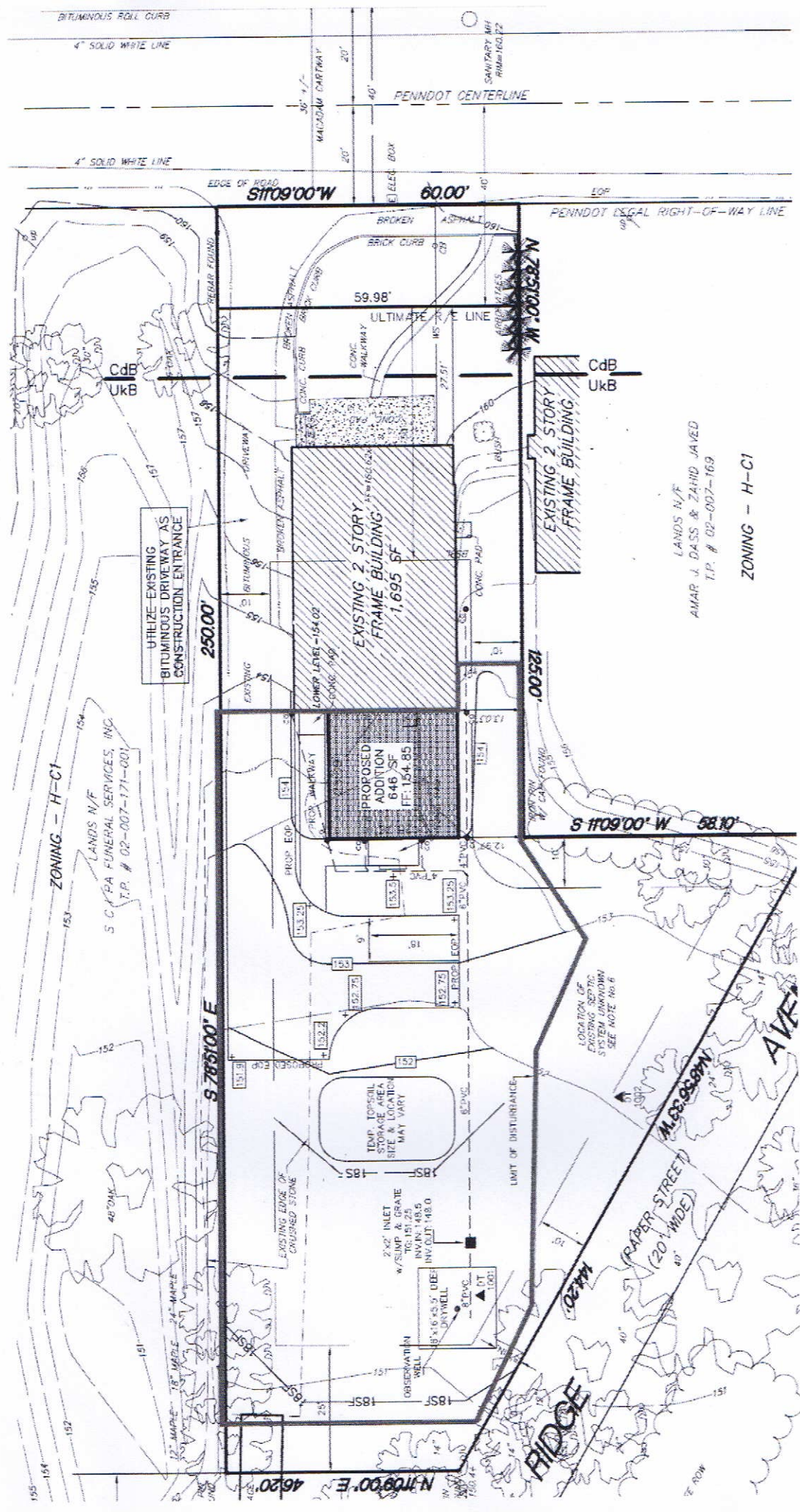
LOCATION OF EXISTING SEPTIC SYSTEM UNKNOWN SEE NOTE NO. 6

LANDS N/F AMAR J. DASS & ZAHID JAVED T.P. # 02-007-169

ZONING - H-CI

ZONING - H-CI

LANDS N/F S C K PA FUNERAL SERVICES, INC. T.P. # 02-007-171-001



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PHILADELPHIA, PA | SECONDSIDE, PA | MOUNTAINVIEW, NJ

PRINCIPALS

Anthony F. Naccarato, PE, SECB
President

Mark W. Lunden, PE, SECB, *Vice President*

Dennis V. Mordan, PE, SECB, *Vice President*

Margaret A. Hart, *Chief Mechanical Designer*

Paul P. Panzarino, PE

Scott M. Bauer, PE, SE, SECB, LEED AP

Michael E. Herrmann, PE

FOUNDERS

William F. O'Donnell, PE, *Retired*

Peter A. Naccarato, PE, *Retired*

February 15, 2017

Anthony Cavallo & Loui Granja
2660 Old Lincoln Highway
Trevose, PA 19053

RE: 2660 Old Lincoln Highway -- A/L
#2016-3593
File No. 0907.0999.00

On February 14, 2017, we visited the above property for a stakeout inspection of a proposed front addition. We failed the stakeout for the following reason:

1. The proposed construction appears to be encroaching into the front yard setback area. We calculated +/- 14.5' from the ultimate right-of-way line for the closest setback. Also other construction on the existing building falls within the setback area. The minimum setback for your zoning district is 50'. This is in violation of Section 232-409(3)a. A zoning variance is required for this to remain.

Based on the above listed zoning deficiency, your permit has been suspended. In order to proceed with this construction, 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 Road, Bensalem Township.

If you have any questions, or wish to schedule an inspection with the engineering department, please contact me at 215-633-3652 or qnearon@bensalem.pa.gov.

O'Donnell & Naccarato, Inc.

Quinton Nearon
Bensalem Township Engineering Inspector

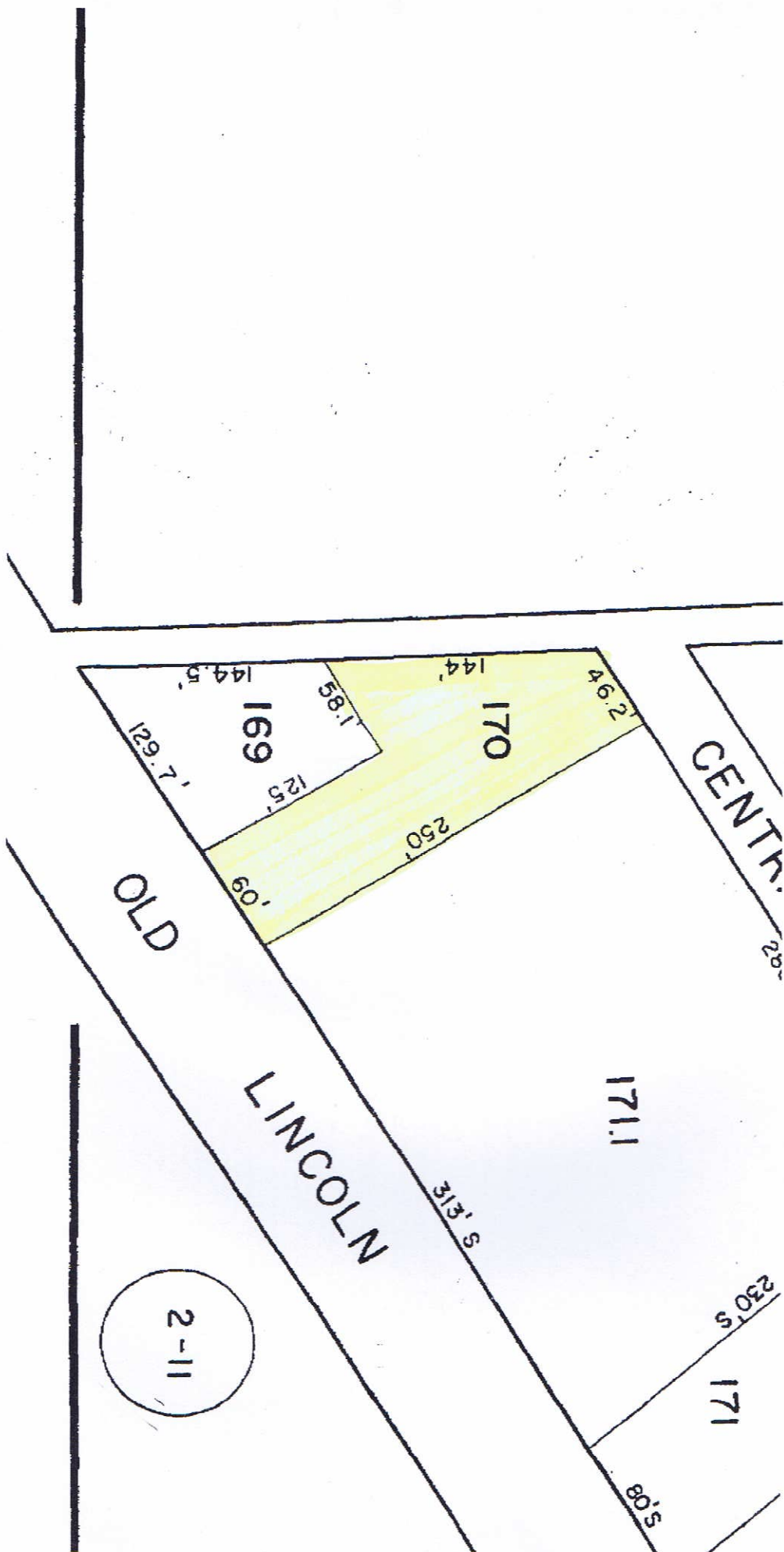
Harold W. Gans, P.E., P.L.S.
Bensalem Township Engineer

QN:HWG:tar

cc: Matthew Takita, Director of Building and Planning, Bensalem Township
Anthony Cavallo via email transatlantic1@yahoo.com

T:\Bensalem\BENSALEM\0907999\LS\2660 old lincoln highway failed stakeout.docx

4



2-7-170
 2660 Old Lincoln Hwy

5

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2014067001

Recorded On 12/3/2014 At 10:12:51 AM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 693696 User - JLC

* Grantor - R C N PROP BENSLEM L L C

* Grantee - CAVALLO, ANTONIO

* Customer - FOUNDATION ABSTRACT LLC

* FEES

STATE TRANSFER TAX	\$2,050.00
RECORDING FEES	\$78.00
BENSALEM SCHOOL	\$1,025.00
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$1,025.00
TOTAL PAID	\$4,178.00

Bucks County UPI Certification
On December 3, 2014 By SEC

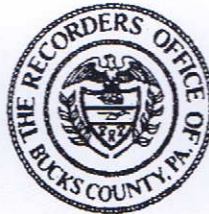
This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
FOUNDATION ABSTRACT LLC
ATTN: CANDACE

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



Joseph J. Szafran, Jr.
Recorder of Deeds

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

0FD342



Prepared By:
Beth Richman
Foundation Abstract, LLC - Horsham
1424 Easton Road, #100
Horsham, PA 19044

RECEIVED

2014 DEC -3 A 10:00

BUCKS COUNTY
RECORDER OF DEEDS

Return To:
Foundation Abstract, LLC - Horsham
1424 Easton Road, #100
Horsham, PA 19044
File No. 711-10674

Record & Return To
FOUNDATION ABSTRACT
1424 Easton Road
Suite 100
Horsham, PA 19044

Property Address:

2660 Old Lincoln Highway
Feasterville Trevose, PA 19053-6808

ID: 02-007-170

This Indenture, made the 26 day of November, 2014

Between

RCN PROPERTIES OF BENSALEM LLC

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

ANTONIO CAVALLO and LOUI A GRANJA

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

Witneseth, that the said Grantor(s) for and in consideration of the sum of **\$205,000.00** lawful money of the United States of America, unto Him/Her/them well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, Has/Have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee(s), as **TENANTS IN COMMON**

2660 Old Lincoln Highway, Township of Bensalem, County of BUCKS, State of PENNSYLVANIA
19053-6808

SEE ATTACHED LEGAL DESCRIPTION

BEING the same premises which became vested in RCN PROPERTIES OF BENSALEM LLC
By deed from JAMES W FESTA, dated 3/28/2014, recorded 4/7/2014 in Bucks County Recorders of
Deeds in Book 2014016537.

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/Her, 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(s), their heirs and assigns, to and for the only proper use and behoof of the said Grantee(s), their heirs and assigns, forever.


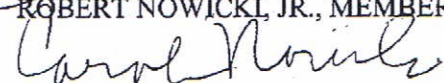
And the said Grantor(s), for themselves and their heirs, executors, administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee(s), their heirs and assigns, that He/She, the said Grantor(s), and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their heirs and assigns, against Him/Her, the said Grantor(s), and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will
Specially Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

RCN PROPERTIES OF BENSLEM LLC BY
ITS MEMBERS

Witnessed by:


ROBERT NOWICKI, JR., MEMBER

CAROL NOWICKI, MEMBER

Commonwealth of Pennsylvania

}
} ss
}

County of Bucks

On this the 26 day of November, 2014, before me, the undersigned Notary Public, personally appeared ROBERT NOWICKI, JR. AND CAROL NOWICKI, MEMBERS OF RCN PROPERTIES OF BENSLEM LLC, 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.

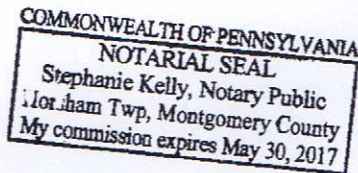
Notary Public
My commission expires

The address of the above-named Grantee is:

1831 Fulmer St Philadelphia PA 19115

On behalf of the Grantee

File Number: 711-10674



STEWART TITLE GUARANTY COMPANY

EXHIBIT A LEGAL DESCRIPTION

File Number: 711-10674

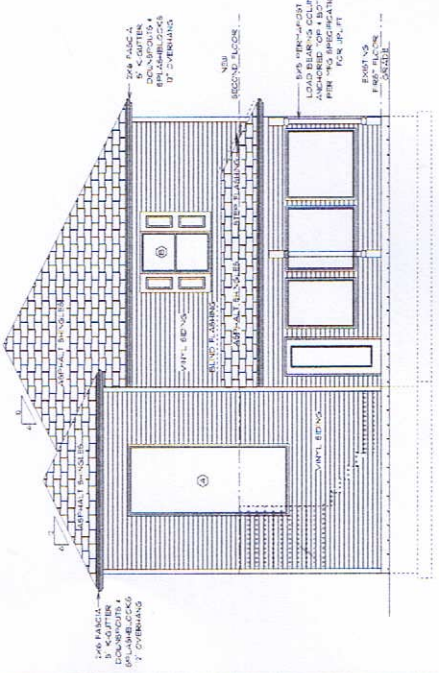
ALL THOSE FOUR Lots or pieces of ground with the buildings and improvements thereon erected Situate in Bensalem Township, Bucks County, State of Pennsylvania, being Lots Nos. 3, 4, 17, and 18 of Section "A", described according to a Plan and Survey of Linconia Heights made for Henry L. Sinn by Edward Pickering, Jr., Surveyor on the 11th day of February A.D. 1922 and recorded March 21, 1923 in Bucks County in Plan Book No.1 page 137 & c., Bounded and described as follows:

BEGINNING at a point at the Northwest side of Lincoln Highway (formerly Byberry and Bensalem Turnpike) (Forty feet wide) at the distance of One Hundred Twenty-nine feet Seven inches Northeastwardly from the point of intersection of the Northwest side of said Lincoln Highway and the Northeast side of Ridge Avenue (a proposed Forty feet wide Street): Thence Northeastwardly along the said Lincoln Highway Sixty feet to a point; Thence Northwestwardly at right angles with said Lincoln Highway Two Hundred Fifty feet to the Southeast side of Central Avenue (a proposed Forty feet wide Street); thence South westwardly along the said Central Avenue Forty-six feet Two inches to the point of intersection of the Northeast side of Ridge Avenue with the Southeast side of Central Avenue; thence Southeastwardly along Ridge Avenue One Hundred Forty-Four feet to a point; Thence Northeastwardly parallel with the said Lincoln Highway fifty-eight and One-tenths feet to a point; thence Southeastwardly at right angles to the said Lincoln Highway One Hundred Twenty-five feet to the First mentioned point and place of BEGINNING.

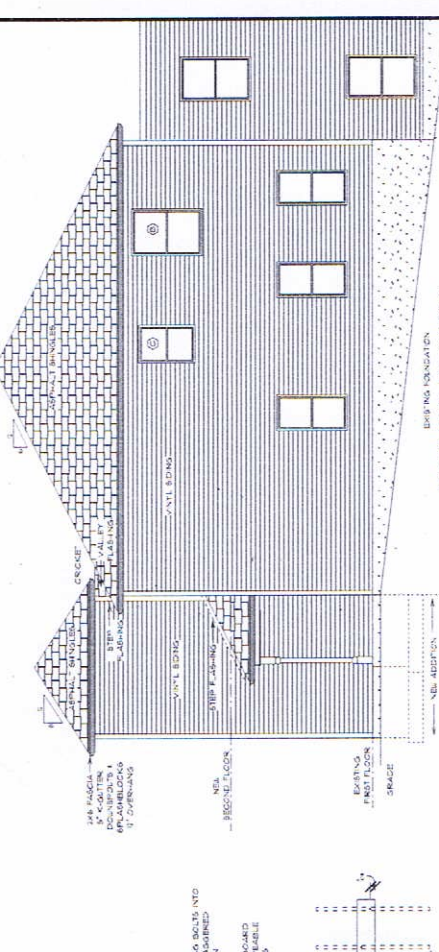
6

WINDOW & DOOR SCHEDULE	R.O.	REQ.	QTY
A Picture unit - TEMPERED 62" x 132" SIMONTON 1			
B Double hung unit 40" x 60" SIMONTON 6			

UNLESS NOTED OTHERWISE, ALL WINDOWS SHALL BE TEMPERED GLASS WITH INTERGLAZED LAMINATED GLASS (IGL) UNLESS OTHERWISE SPECIFIED. ALL WINDOWS SHALL BE INSTALLED WITH AN AIR SPACE BETWEEN THE GLASS PANELS. ALL WINDOWS SHALL BE INSTALLED WITH AN AIR SPACE BETWEEN THE GLASS PANELS. ALL WINDOWS SHALL BE INSTALLED WITH AN AIR SPACE BETWEEN THE GLASS PANELS.

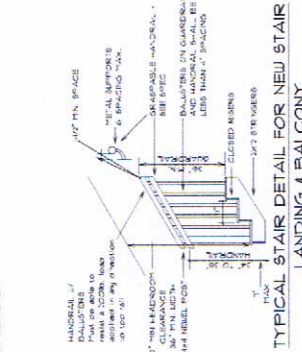
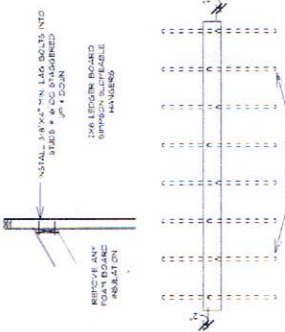


FRONT ELEVATION
1/4" = 1'-0"



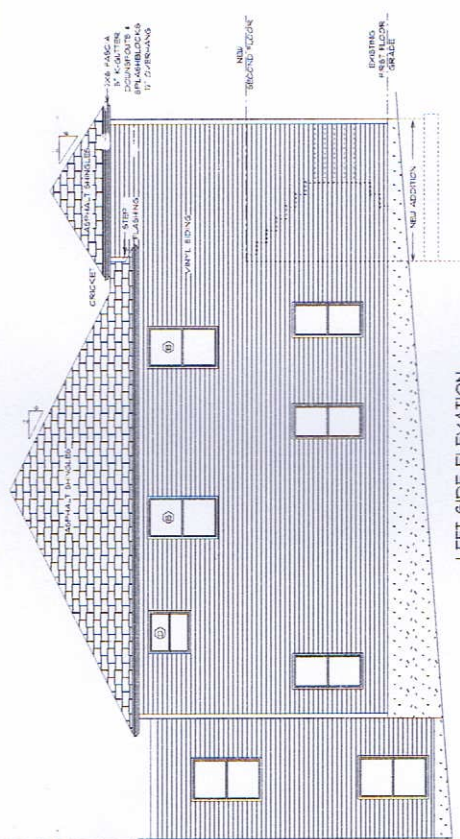
RIGHT SIDE ELEVATION
1/4" = 1'-0"

LEDGER BOARD DETAIL
1/4" = 1'-0"



TYPICAL STAIR DETAIL FOR NEW STAIR LANDING & BALCONY

STAIRS SHALL BE CONFORM TO THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE BOARDS (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC). ALL STAIRS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE BOARDS (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC). ALL STAIRS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE BOARDS (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

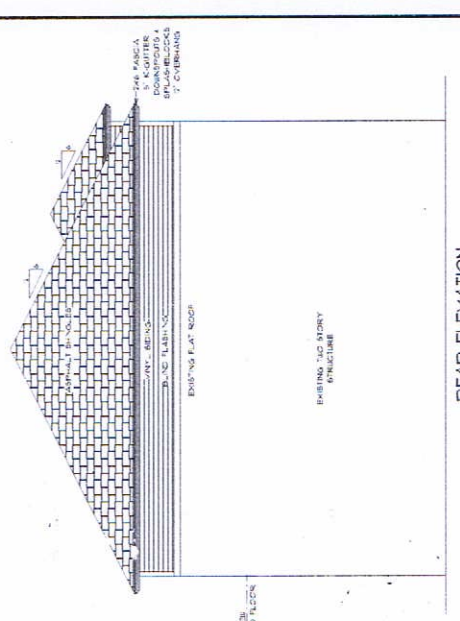


LEFT SIDE ELEVATION
1/4" = 1'-0"

Panel and Size	Method	Spacing	Max. Panel Height	Max. Panel Width	Max. Panel Depth
BWL 1 CS-WSP METHOD 3	B	32" O.C.	8'0"	8'0"	4" O.C.
BWL 2 CS-WSP METHOD 3	B	32" O.C.	8'0"	8'0"	4" O.C.
BWL 3 CS-WSP METHOD 3	B	13" O.C.	8'0"	8'0"	2" O.C.
BWL 4 CS-WSP METHOD 3	B	13" O.C.	8'0"	8'0"	2" O.C.

ALL BRACING SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE BOARDS (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC). ALL BRACING SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE BOARDS (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

REAR ELEVATION
1/4" = 1'-0"



NO.	ITEM	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	BRICK	1/2" x 8" x 16"	SQ. YD.	100	1.50	150.00
2	CEMENT	PORTLAND	TON	10	100.00	1000.00
3	SAND	CONCRETE	CY	10	10.00	100.00
4	AGGREGATE	CONCRETE	CY	10	10.00	100.00
5	REINFORCING	STEEL	TON	10	100.00	1000.00
6	FORMWORK	CONCRETE	SQ. YD.	100	1.00	100.00
7	PAINT	EXTERIOR	GA. L.	100	1.00	100.00
8	LABOR	CONCRETE	HOUR	100	10.00	1000.00
9	LABOR	PAINT	HOUR	100	10.00	1000.00
10	LABOR	BRICK	HOUR	100	10.00	1000.00



Here's The Plan, LLC
1105 Gates Road, Southampton, PA 18986
Office: 215-355-1822 Fax: 215-355-2892 Email: herestheplan@gmail.com

DESIGN BY: MARYS
DATE: JULY 12, 2016
PROJECT: BRICK HOUSE
REV: 01
DRAWN BY: PAUL DREIZ, P.E.

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FRONT STREET VIEW



SIDE VIEW



REAR VIEW



NEIGHBORING PROPERTY FRONT STREET VIEW

