

HAYCOCK TOWNSHIP  
640 Harrisburg School Road  
Quakertown, PA 18951  
215-536-3641

October 18, 2021

Michael & Catherine Bell  
2119 Stony Garden Rd  
Kintnersville, PA 18930

NOTICE OF VIOLATION  
14-010-027

Dear Mr. and Mrs. Bell:

You, as the owner of 2119 Stony Garden Rd, are hereby notified that you are in violation of Section 1002 of the Haycock Township Zoning Ordinance ("Zoning Ordinance") with respect to the above stated property which is zoned RP — Resource Protection. We appreciate the information that you no longer wish to pursue a *new apartment* at the 2119 Stony Garden Rd. address. Unfortunately, since the township and health department are now aware of an existing apartment and issued a notice of violation in May, we must follow through to either permit the apartment or be sure it is in compliance by having the kitchen facilities removed and meeting the requirements set forth by the Department of Health.

**Section 1002 of the Zoning Ordinance states as follows:**

**Section 1002 Zoning Permits Required**

Hereafter, no use listed in Section 403 or 404 may be established or changed, no structure shall be erected, constructed, reconstructed, altered, razed or removed, and no building used or occupied, or changed in use, until a zoning permit has been secured from the Zoning Officer. Upon completion of changes in use or construction, reconstruction, alteration or moving of structures, the applicant shall notify the Zoning Officer of such completion. No permit shall be considered as complete or as permanently effective until the Zoning Officer has noted on the permit that the work or occupancy and use have been inspected and approved as being in conformity with the provisions of this Ordinance.

You purchased a property with an existing 24X40 accessory building that was modified to contain an apartment on the second floor. This apartment was not permitted and has not had inspections to verify the safety and compliance with Haycock Township ordinances. The permit for the garage states residential accessory Building for Personal Use Only; no business, industrial, commercial use, may not be converted into any living quarters.

Therefore, you are required to obtain a zoning permit in order to correct the violation of Section 1002 of the Zoning Ordinance.

Furthermore, an accessory apartment in Haycock Township is limited to 800 square feet. The square footage for the second floor of the accessory building on the property is in excess of the 800 square feet of maximum floor area permitted by Section 404.H3 of the Haycock Township Zoning Ordinance. In order to come into compliance with this ordinance, another entrance will need to be created to separate the livable space from the storage space. The storage space is to contain items of the homeowner, not the apartment occupier. Building plans must be submitted and reviewed by the Township. The apartment fee will be \$200, the building inspector's fee will be determined after he reviews the plans.

Another item needed to complete the zoning permit will be a Septic Approval from the Bucks County Health Department. The septic that is currently on the property is approved for a specific number of bedrooms and one home. The Health Department Official will determine what needs to be done in order to come into compliance with their regulations, and after all steps are completed will issue a letter of approval for the septic. Their fees must be paid directly to them. Well approval will be needed from the Health Department as well.

Section 1302 of the Zoning Ordinance requires the correction of this violation to be commenced within five (5) days of the date you receive this notice and completed within thirty (30) days.

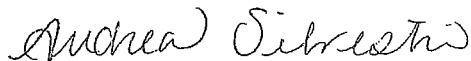
Failure to comply within the time specified, unless extended by appeal, will result in a violation and may result in civil enforcement proceedings against you in which case you may be ordered to pay a fine in an amount up to \$500 per day for each day the violation continues, together with court costs and attorney's fees incurred by Haycock Township in the enforcement proceedings.

In addition, the Township may institute an action in the Court of Common Pleas of Bucks County to enjoin you from continuing to violate the above recited sections of the Zoning Ordinance. In such an event, the Township will also be entitled to recover attorney's fees and costs in that proceeding.

If you do not believe you are in violation of the Zoning Ordinance provisions as recited above, you have the right to appeal this Violation Notice to the Haycock Township Zoning Hearing Board. Such an appeal must be filed within thirty (30) days of the date you receive this notice.

We do appreciate your transparency as you are working with us to attain the permits and variance needed for your addition and apartment. This violation is standard procedure as we process the information submitted to us. Jack Holz has been in contact with our office to address the permitting needed for the addition and apartments. I have attached the denial letter for the apartment Addition Permit Application and a Variance Hearing Application. Please feel free to call our office to discuss this matter further.

**Sincerely,**



*Andrea Silvestri*

**Zoning Officer**

**USPS mail**

**Certified mail 7020 2450 0000 8336 3151**

Email 9/13/21

TO BE POSTED AT THE BUILDING SITE

# PERMIT

for

## INSTALLATION OF ONLOT SEWAGE DISPOSAL SYSTEM

Pursuant to Application for Sewage Disposal System number TM#14-10-27 Serial # 23-276 Permit # Z236594

a permit is hereby issued to:

Catherine Bell

NAME OF APPLICANT

2119 Stony Garden Rd., Kintnersville, PA 18930

267-261-0305

ADDRESS OF APPLICANT

TELEPHONE NUMBER

2119 Stony Garden Rd., Kintnersville, PA 18930

*★* Haycock Township

Bucks County, PA

PROPERTY ADDRESS OF SITE FOR SEWAGE DISPOSAL SYSTEM

This permit issued under the provisions of the "Pennsylvania Sewage Facilities Act," the Act of January 24, 1966 (P.L. 1535), as amended, is subject to the following conditions:

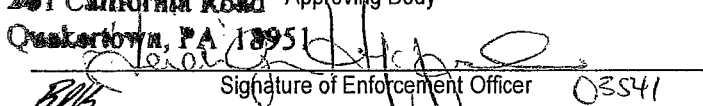
1. Except as otherwise provided by the Act or regulations of the Pennsylvania Department of Environmental Protection, no part of the installation shall be covered until inspected by the approving body and approval to cover is granted in writing below.
2. This permit may be revoked for the reasons set forth in Section 7(b)(6) of the Act.
3. If construction or installation of an individual sewage system or community sewage system and of any building or structure for which such system is to be installed has not commenced within three years after the issuance of a permit for such system, the said permit shall expire, and a new permit shall be obtained prior to the commencement of said construction or installation.

**ADDITIONAL CONDITIONS:**

1. The proposed absorption area is to be staked out before any construction begins on the site.
2. The absorption area is to be avoided by all construction activity.
3. The well is to be staked out prior to the start of construction on the lot.
4. Should there be a change in property ownership, a permit transfer shall be required.
5. Construction of the absorption area shall not begin without permission of the local sewage enforcement officer.
6. Once installed, the permitted septic system will be approved for use. However, if at time of installation the weather or soil conditions are unfavorable for final grading and seeding, additional grading and seeding may be necessary when conditions become favorable.

**KEEP THIS PERMIT FOR FUTURE REFERENCE**

Approval to Cover

Date of issuance of Permit 8/14/23  
Bucks County Government Services Center  
Bucks County Department of Health  
261 California Road Approving Body  
Quakertown, PA 18951  
  
 Signature of Enforcement Officer 03541

Signature of Enforcement Officer

Date

The basis for the issuance of this permit is the information supplied in the Application for Sewage Disposal System and other pertinent data concerning soil absorption tests, topography, lot size, and sub-soil groundwater table elevations. The permit only indicates that the issuing authority is satisfied that the installation of the sewage disposal system is in accordance with the rules, regulations and standards adopted by the Pennsylvania Department of Environmental Protection under the provisions of the Pennsylvania Sewage Facilities Act, the Act of January 24, 1966 (P.L. 1535), as amended. The issuance of a permit shall not preclude the enforcement of other health laws, ordinances or regulations in the case of malfunctioning of the system.

\* **SEE REVERSE SIDE FOR IMPORTANT INFORMATION**



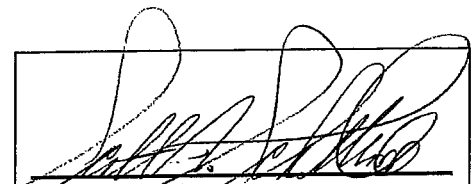
# Elevated Sand Mound Pressure Dosed Bed Septic System Design

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Vivian S Bell Property  
2119 Stony Garden Road  
Kintnersville, PA 18930  
Haycock Township, Berks County  
Tax Parcel # 14-010-027

Prepared by  
Schetter Environmental  
260 Thousand Acre Road  
Sellersville, PA 18960  
(215) 257-5776


August 1, 2023

  
Scott A. Schetter  
SEO Cert No. 02683

All construction must meet Chapter 73 requirements

On - LOT Sewage System Approved

BUCKS COUNTY DEPARTMENT OF HEALTH

DATE 8/14/23 

BUCKS COUNTY DEPT. OF HEALTH  
RECEIVED  
AUG 01 2023  
QUAKERTOWN



# COUNTY OF BUCKS

## DEPARTMENT OF HEALTH

Neshaminy Manor Center, 1282 Almshouse Road, Doylestown, PA 18901 - 215-345-3318

### FIELD OFFICES

Bucks County Government Services Center, 7321 New Falls Road, Levittown, PA 19055 – 267-580-3510

Bucks County Government Services Center, 261 California Road, Suite #2, Quakertown, PA 18951 – 215-529-7000

#### County Commissioners

ROBERT J. HARVIE, JR., Chair

DIANE M. ELLIS-MARSEGLIA, LCSW, Vice-Chair

GENE DIGIROLAMO, Commissioner

#### Director

DAVID C. DAMSKER, M.D., M.P.H.

March 2, 2022

Vivian Bell  
212 Allem Ln.  
Perkasie, PA 18944

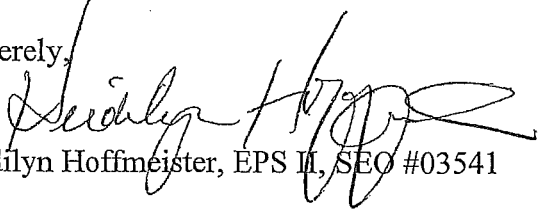
RE: Proposed Development  
2119 Stony Garden Rd., Kintnersville  
Haycock Township  
TM# 14-010-027  
PA DEP Code# 1-09923-185-1

Dear Ms. Bell,

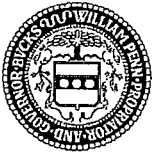
This office has received and reviewed the planning modules for the above mentioned parcel, and cannot offer positive comments for said project until the following item has been addressed.

1. The perc holes are not included on the plot plan, as required.
2. Please specify the slope and soils types on the plot plan.
3. The Appendix A appears to include the presoak data and has inaccurate water remaining interval readings as all holes were documented as 30 minute reads.

Once these items have been addressed this Department will offer positive comments on your proposal. Should you have any questions, I can be reached at 215-529-7334.

Sincerely,  
  
Heidilyn Hoffmeister, EPS II, SEO #03541

CC: ✓ Haycock Township  
Schetter Environmental, Attn: Michelle Schetter, 260 Thousand Acre Rd., Sellersville, PA 18960  
Central File  
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Certified & First Class Mail

May 13, 2021

Michael & Catherine Bell  
2119 Stony Garden Rd.  
Kintnersville, PA 18930

RE: Illegal Apartment  
2119 Stony Garden Rd., Haycock Twp.  
TM#: 14-010-027

Dear Mr. & Mrs. Bell:

This Department conducted soils testing on the property on May 11, 2021 for a potential single bedroom apartment to be constructed off an existing garage. The Township and soils consultant informed the Department that the garage currently has an illegal accessory apartment constructed as well as illegally connected to the existing septic system serving the three bedroom house.

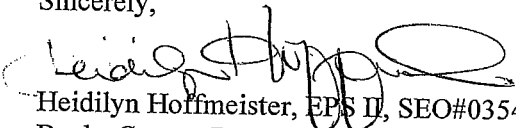
**This letter serves as notice of violation of the Bucks County Department of Health Rules and Regulations Governing Individual and Community On-Lot Sewage Disposal Systems, Section 4.1 General.**

Please be advised that this illegal apartment is not permitted to be occupied until an approved new on-lot septic disposal system has been permitted and installed. Since these are new sewage flows with the addition of the in-law suite apartment(s), the property is deemed to be subdivided. Therefore, planning approvals must be obtained from DEP as well as the municipality prior to permit issuance from this office.

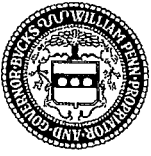
You are hereby ordered within 20 days of receipt of this letter to submit proof of application to DEP for component planning or notice of abandonment of the illegal in-law suite apartment. Please be advised that should you chose not to pursue planning and wish to abandon the in-law suite apartment all water and sewer connections will be required to be completely severed. Additionally, all plumbing fixtures within will be required to be removed and capped, which must be verified by this Department.

This letter does not preclude you from obtaining any additional approvals from other agencies. Please contact me at (215) 529-7334 or [hhoffmeister@buckscounty.org](mailto:hhoffmeister@buckscounty.org) with any questions. Thank you for your cooperation in this matter.

Sincerely,

  
Heidilyn Hoffmeister, EPS II, SEO#03541  
Bucks County Department of Health

CC: Central File  
District File  
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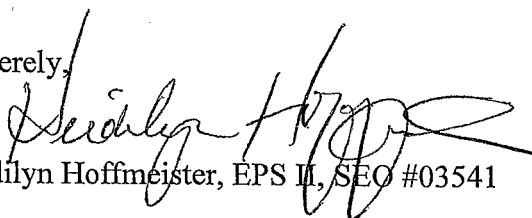
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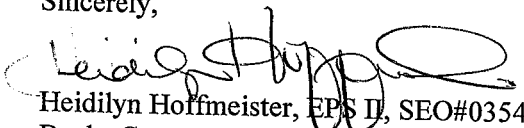
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