BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

December 24, 2014

Avista Realty LP
3730 Bristol Pike
Bensalem, Pa. 19020

Project:	Use and Occupancy Church outreach/worship
Project Address:	3720 Bristol Pike Bensalem, Pa. 19020
Tax Parcel:	02-076-028
Property Owner:	same as addressed
Permit Status:	Application Denied

Dear Sir:

A review was conducted on the application for the referenced project pursuant to the *Code of the Township of Bensalem*, Chapter 232 ZONING. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

The proposed use of the premises as a place of worship is not permitted in a GC District. [Section 232-380]

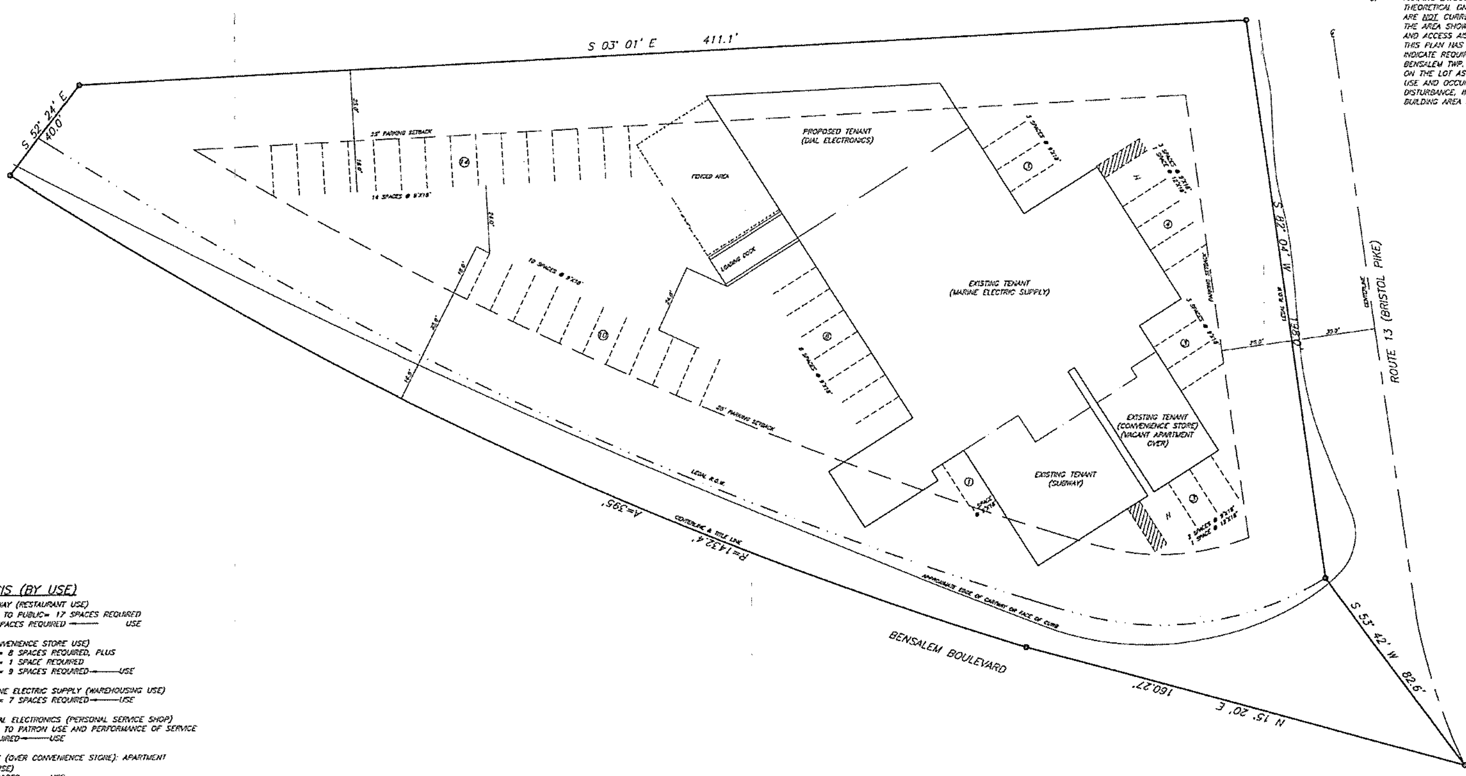
This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.
You have the right to appeal this rejection letter. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

[redacted]

Mathew K. Takita
Director of Building and Planning
215-633-3643

MKT/kl
Enclosures



NORTH

NOTES

1. EXISTING FEATURES INFORMATION TAKEN FROM PLANS PREPARED BY HEX 9 ARCHITECTS DATED MAY 27, 2004, AERIAL PHOTOGRAPHS, AND SITE AUDIT.

2. BOUNDARY INFORMATION PLOTTED FROM DEED OF RECORD, DEED BOOK 122, PAGE 150.

3. STREET R.O.W. INFORMATION TAKEN FROM AVAILABLE PADOT INFORMATION, AND DEED OF RECORD.

4. 25 FT PARKING SETBACK PLOTTED PER BENSALEM TWP. ZONING ORDINACE SECTION 232-586 (d)(3)b. (I.E. FROM "BOUNDARY OF A PUBLIC STREET..." OR "...FROM ANY OTHER PROPERTY LINE..." FOR THE PURPOSE OF THIS PLAN THE "BOUNDARY" OF THE ABUTTING PUBLIC STREET IS TAKEN AS THE LEGAL RIGHT OF WAY.

5. PARKING LAYOUT SHOWN HEREON IS THEORETICAL ONLY. THE PARKING SPACES ARE NOT CURRENTLY STRIPED ALTHOUGH THE AREA SHOWN FOR ALL PARKING AND ACCESS AISLES IS CURRENTLY PAVED. THIS PLAN HAS BEEN PREPARED TO INDICATE REQUIRED PARKING PER BENSALEM TWP. ORDINANCE CAN FIT ON THE LOT AS A REQUIREMENT FOR USE AND OCCUPANCY PERMITS. NO SITE DISTURBANCE, IMPROVEMENTS, OR NEW BUILDING AREA IS SHOWN OR PROPOSED.

PARKING ANALYSIS (BY USE)

1. EXISTING TENANT: SUBWAY (RESTAURANT USE)
   840 SF DEVOTED TO PUBLIC= 17 SPACES REQUIRED
   40 SEATS= 20 SPACES REQUIRED ← USE

2. EXISTING TENANT: (CONVENIENCE STORE USE)
   750 SF = 8 SPACES REQUIRED, PLUS
   1 EMPLOYEE = 1 SPACE REQUIRED
   TOTAL = 9 SPACES REQUIRED ← USE

3. EXISTING TENANT MARINE ELECTRIC SUPPLY (WAREHOUSING USE)
   7 EMPLOYEES = 7 SPACES REQUIRED ← USE

4. PROPOSED TENANT: DIAL ELECTRONICS (PERSONAL SERVICE SHOP)
   800 SF DEVOTED TO PATRON USE AND PERFORMANCE OF SERVICE
   =8 SPACES REQUIRED ← USE

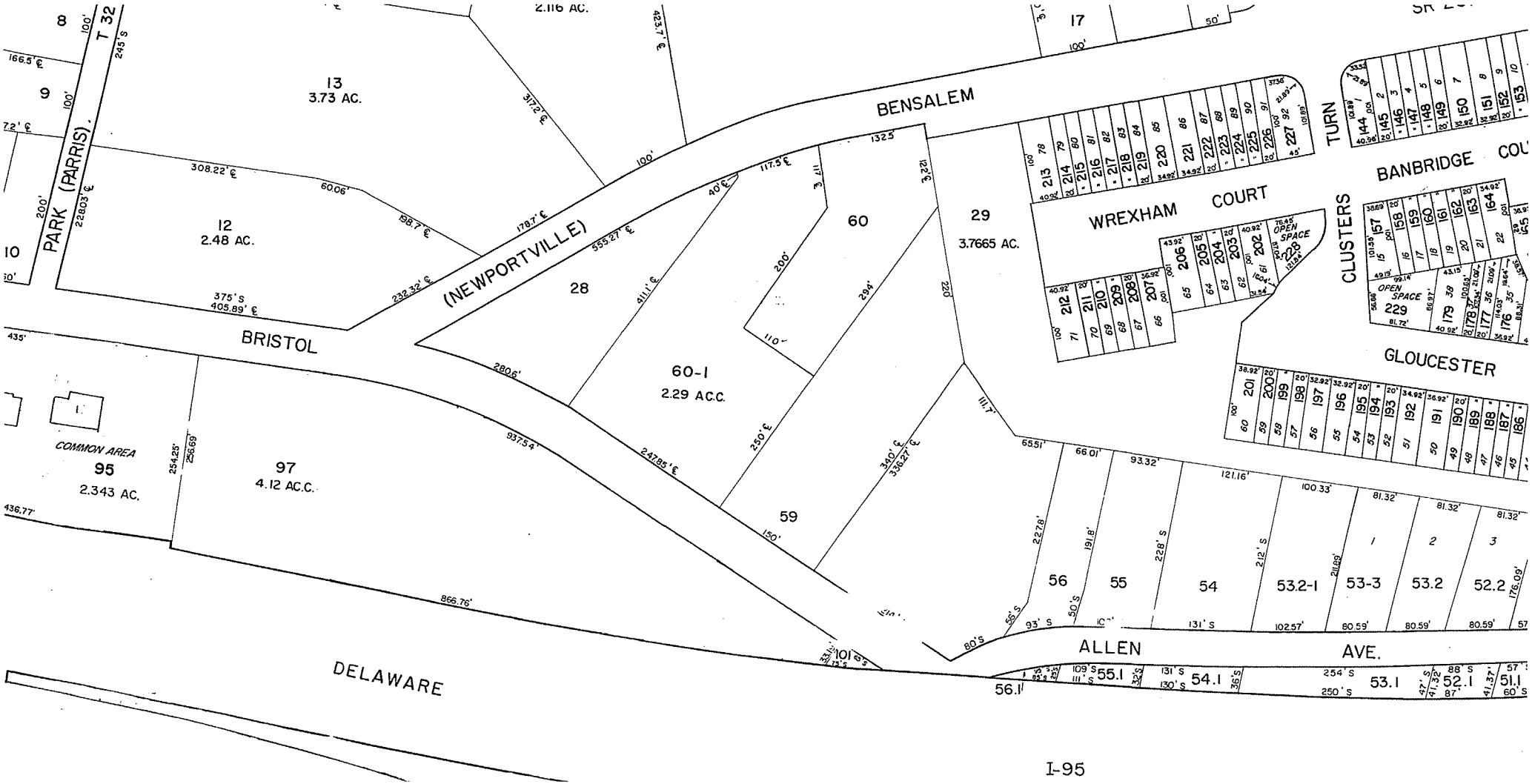
5. VACANT TENANT SPACE (OVER CONVENIENCE STORE): APARTMENT (GARDEN APARTMENT USE)
   =2 SPACES REQUIRED ← USE

TOTAL REQUIRED PARKING: 45 SPACES (2 HANDICAP ACCESSIBLE)

[redacted]

STRUCTURAL & CIVIL ENGINEERING
Ritter Engineering, Inc.
1669 Edgewood Road
Yardley, PA 19067
phone: 215.369.9126
fax: 267.395.1455

ARKING LAYOUT PLAN
PREPARED FOR
DIAL ELECTRONICS
AX MAP PARCEL 2-76-28
'718 BRISTOL PIKE
ENSALEM TOWNSHIP
BUCKS COUNTY


BENSALEM
BRISTOL
(NEWPORTVILLE)
PARK (PARRIS)
DELAWARE
ALLEN AVE.
WREXHAM COURT
BANBRIDGE
GLOUCESTER
CLUSTERS
TURN
COMMON AREA
OPEN SPACE
13
3.73 AC.
12
2.48 AC.
28
60
60-1
2.29 AC.C.
29
3.7665 AC.
95
2.343 AC.
97
4.12 AC.C.
59
56
55
54
53.2-1
53-3
53.2
52.2
55.1
54.1
53.1
52.1
51.1
56.1

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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: _____

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: The Church of Pentecost Inc.

Address: 3720 Bristol Pike
Bensalem PA 19020

Phone No. [redacted]

Owner's Name: _____

Address: 3720 Bristol Pike
Bensalem PA 19020

Phone No. [redacted]

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**
- ☐ **Lot Area**
- ☐ **Height**
- ☐ **Yards**
- ☐ **Existing Building**
- ☐ **Proposed Building**
- ☒ **Occupancy**
- ☐ **Other:** (describe) _____

2. **Brief description of Real Estate affected:**

Tax Parcel Number: 02-076-028

Location: 3720 Bristo Pike

Lot Size: _____

Present Use: _____

Proposed Use: Church outreach / Worship.

Present Zoning Classification: Commercial.

Present Improvement upon Land: _____

Deed recorded at Doylestown in Deed Book 12/1/1989 (122) Page 150

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: _____

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

_____

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

_____

_____

_____

7. 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.

_____

_____

_____

8. 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 [redacted] Date 4/14/15

Sworn to and subscribed before me this

14th day of April 2015

Notary Pub[redacted]

My commission expires: Feb. 13, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JACQUELINE E COLON
Notary Public
BENSALEM TWP, BUCKS COUNTY
My Commission Expires Feb 13, 2019