



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: _____

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: Esteban Baeza, DVM

Address: 4869 Street Road
Trevose, PA 19053

Phone No. _____

Owner's Name: Esteban Baeza, DVM

Address: 4869 Street Road
Trevose, PA 19053

Phone No. _____

Attorney Name: _____

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 type="checkbox"/> | Proposed Building |
| <input type="checkbox"/> | Occupancy | | |
| <input checked="" type="checkbox"/> | Other: (describe) | | |

Addition to existing freestanding
sign

2. Brief description of Real Estate affected:

Tax Parcel Number: 183
Location: 4869 Street Road
Lot Size: 0.3 ha
Present Use: Animal Hospital
Proposed Use: Animal Hospital
Present Zoning Classification: Professional
Present Improvement upon Land: _____
Deed recorded at Doylestown in Deed Book _____ Page _____

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

We need more visibility, a led sign will provide that, increasing
the volume of business and therefore creating more
jobs.

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

Date Determination was made: February 11, 2016
Your statement of alleged error of Zoning Administrative Office: There are led signs
all over Street Road. Including the Hotel across the
street (Holiday Inn Crowne Plaza)

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):

Section 232-714 (7)h

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

This led sign will increase visibility therefore will increase the business volume. Requiring more employees.

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.

Ultimately more business will create more jobs.

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 _____

2/24/16
Date

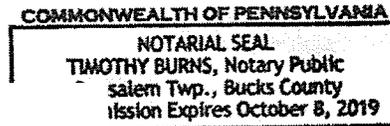
Sworn to and subscribed before me this

24th day of FEBRUARY 2006

Notary Public

My commission expires:

10-8-2019





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

February 11, 2016

Esteban Baeza
4869 Street Rd
Trevose, PA 19053

Project:	SIGN
Project Address:	4869 STREET RD TREVOSE, PA 19053
Tax Parcel:	02-004-183
Property Owner:	SAME AS ADDRESSED
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 show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. 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 revision number to distinguish it from any earlier submissions.

It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

- Layout - Document and comments with connector lines on single pages
- Font Size - Large font size
- Include - all comments
- **Clear** - the checkbox to NOT include pages containing no comments

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,

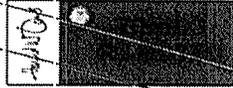
Harold W. Gans, P.E., P.L.S.
Township Engineer

Email address

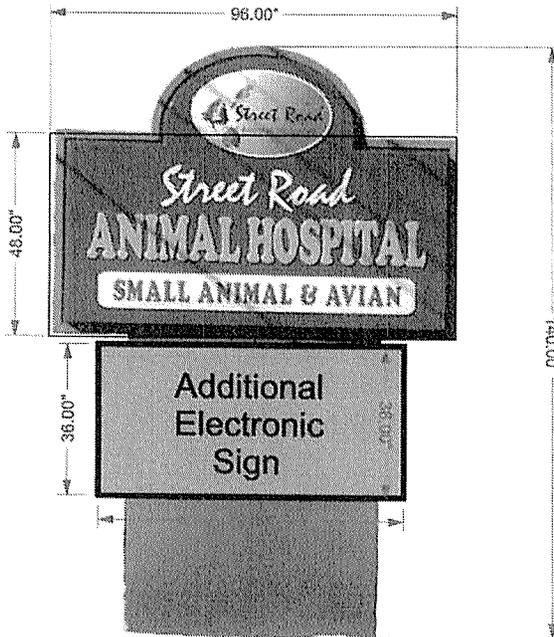
HWG/lva
Enclosures

ALL COMMERCIAL DRAWINGS SHALL BE SIGNED AND SEALED BY A PENNA REGISTERED DESIGN PROFESSIONAL.

PROVIDE TYPE OF ATTACHMENT OF SIGN TO EXISTING SUPPORT.



LED message boards are not permitted. [Section 232-714(7)h.]

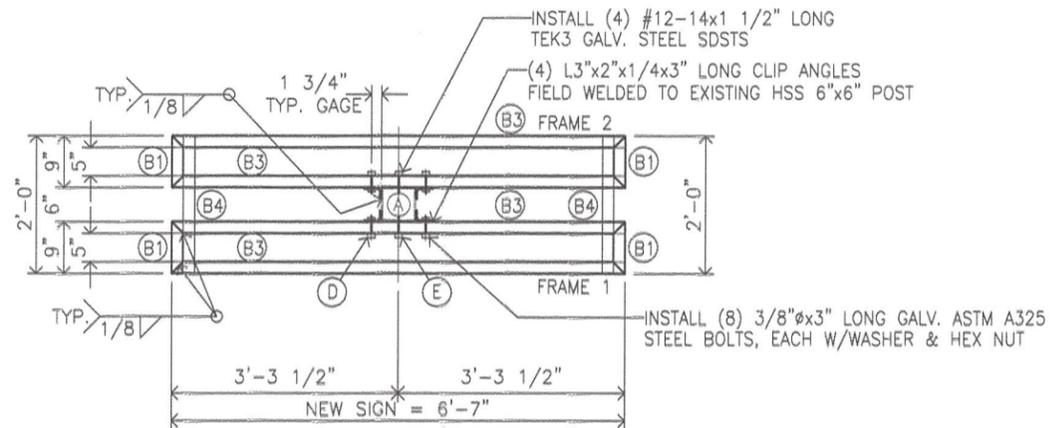


Proposed addition to existing freestanding sign located at Trevoise Animal Hospital, 4869 Street Rd, Trevoise, Pa. 19053

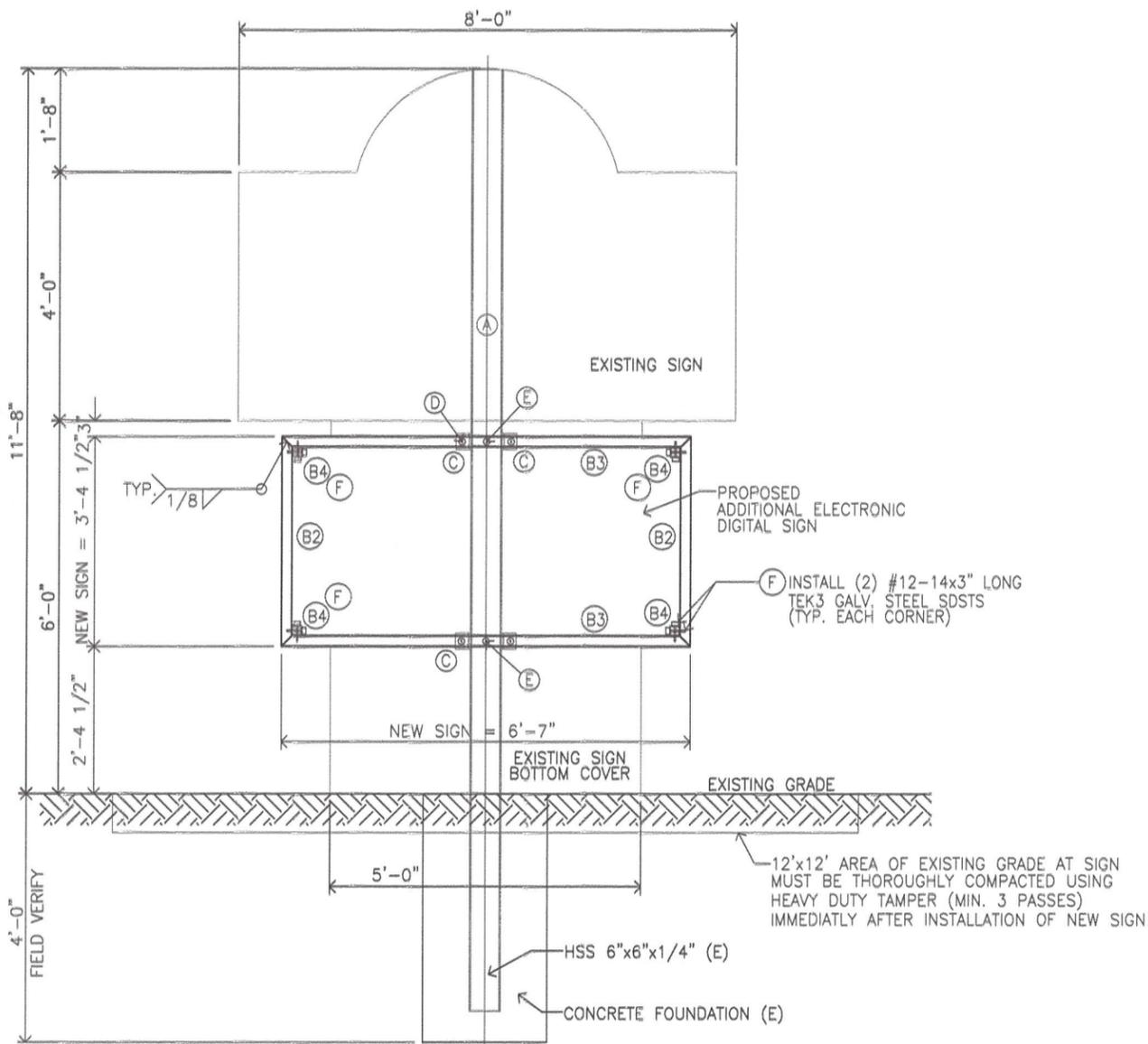
Summary of Comments on COMBINED.pdf

Page: 1

- Author: sterlecki Subject: Text Box Date: 2/11/2016 9:07:06 AM
PROVIDE TYPE OF ATTACHMENT OF SIGN TO EXISTING SUPPORT.
- Author: sterlecki Subject: Text Box Date: 2/11/2016 9:07:03 AM
ALL COMMERCIAL DRAWINGS SHALL BE SIGNED AND SEALED BY A PENNA REGISTERED DESIGN PROFESSIONAL.
- Author: rjans Subject: ZONING REJECTED Date: 2/11/2016 8:35:11 AM
- Author: sterlecki Subject: BUILDING REJECTED Date: 2/11/2016 9:07:09 AM
- Author: rjans Subject: Text Box Date: 2/11/2016 8:39:38 AM
LED message boards are not permitted. [Section 232-714(7)h.]



PROPOSED DIGITAL SIGN ADDITION - PLAN
SCALE: 3/8"=1'-0"



FRONT ELEVATION
SCALE: 3/8"=1'-0"

MATERIALS LEGEND:

- (A) = EXISTING HSS 6"x6"x1/4" POST
- (B1) = 2"x2"x3/16"x10" LONG ALUMINUM TUBING (8-REQUIRED)
- (B2) = 2"x2"x3/16"x3'-0" LONG ALUMINUM TUBING (8-REQUIRED)
- (B3) = 2"x2"x3/16"x5'-6" LONG ALUMINUM TUBING (8-REQUIRED)
- (B4) = 2"x2"x3/16"x2'-0" LONG ALUMINUM TUBING (4-REQUIRED)
- (C) = L3"x2"x1/4"x3" LONG STEEL CLIP ANGLE (4-REQUIRED) FIELD WELDED TO EXISTING HSS 6"x6" POST
- (D) = 3/8"x3" LONG GALV. ASTM A325 BOLTS (8-REQUIRED), EACH W/ WASHER & HEX NUT
- (E) = #12-14x1 1/2" LONG TEK3 GALV. STEEL SDSTS, (4-REQUIRED)
- (F) = #12-14x3" LONG TEK3 GALV. STEEL SDSTS, (16-REQUIRED)

STEEL NOTES:

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED & ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS".
2. STRUCTURAL STEEL SHALL BE AS FOLLOWS:
STRUCT. TUBES - ASTM A500 (Fy=46 KSI) GR. B
STRUCTURAL PIPE: ASTM A106, GRADE B.
STRUCTURAL ANGLES & PLATES: ASTM A36 (Fy=36 KSI)
NUTS AND WASHERS TO BE ASTM:
2A. ONE (1) HEAVY HEX NUT (UNLESS DRAWINGS INDICATE DOUBLE NUT) CONFORMING TO ASTM A563 GR. DH OR ASTM A194 GR. 2H
2B. ONE (1) HARDENED WASHER CONFORMING TO ASTM F436.
3. ALL HIGH STRENGTH BOLTS SHALL CONFORM TO THE LATEST EDITION OF AISC "SPEC'N FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
4. ALL SHOP CONNECTIONS SHALL BE WELDED IF NOT INDICATED ON THE DRAWINGS.
5. ALL FIELD & SHOP WELDING SHALL BE DONE IN ACCORDANCE WITH THE A.W.S. STRUCTURAL WELDING CODE D1.1. ALL WELDING SHALL BE OF THE SHIELDED METAL ARC METHOD AND COMPLETED BY CERTIFIED WELDERS. USE E70XX LOW HYDROGEN ELECTRODES AND CONFORM TO A.W.S CODE A5.1 AND KEPT "OVEN DRY".
6. FIELD CONNECTIONS SHALL BE BOLTED WITH 3/8" DIAMETER ASTM A325 BOLTS IF NOT INDICATED ON THE DRAWINGS.
7. STANDARD OPEN HOLES: ALL BOLT HOLES SHALL BE DRILLED AND/OR REAMED TO 7/16" DIAMETER FOR 3/8" DIAMETER BOLTS.
8. GUSSET PLATES SHALL BE 3/8" THICK MIN.

ALUMINUM NOTES:

1. STRUCTURAL ALUMINUM SHALL BE DOMESTIC ALLOY 6061-T6 WITH MINIMUM YIELD STRENGTH OF 40KSI, DESIGNED IN ACCORDANCE WITH THE ALUMINUM ASSOCIATION'S SPECIFICATIONS FOR ALUMINUM STRUCTURES, LATEST EDITION.
2. FASTENERS: UNLESS DETAILED OTHERWISE, ALL FASTENERS SHALL BE SS316 STAINLESS STEEL OR GALVANIZED STEEL.
3. ALL WELDING CONNECTIONS SHALL BE ALL AROUND FULL PENETRATION CONTINUOUS FILLET WELDS USING APPROVED WIRE/ELECTRODES.
4. ALL SHOP CONNECTIONS SHALL BE WELDED IF NOT INDICATED ON THE DRAWING.
6. ALL FIELD & SHOP WELDING SHALL BE DONE IN ACCORDANCE WITH THE A.W.S. STRUCTURAL WELDING CODE D1.1. ALL WELDING SHALL BE COMPLETED BY CERTIFIED WELDERS. USE ER4043 FILLER ALLOY METAL OR APPROVED EQUAL FILLER METAL, AND CONFORM TO A.W.S CODE A5.1.
7. NO SPLICING OF STRUCTURAL MEMBERS, EXCEPT AS NOTED ON THE DRAWINGS SHALL BE PERMITTED, UNLESS DETAIL OF THE SPLICE AND METHOD OF PREPARATION IS SUBMITTED AND APPROVED BY THE STRUCTURAL ENGINEER OR THE OWNER.
8. IN CASE OF A DISCREPANCY BETWEEN THE DRAWINGS, SPECIFICATIONS, NOTES OR AMONG DRAWINGS, THE STRONGEST, THE LARGER QUANTITY, AS DETERMINED BY THE ENGINEER SHALL GOVERN WITHOUT ADDITIONAL EXPENSE TO THE OWNER OR ENGINEER.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IBC, OSHA, NFPA, LOCAL, STATE CODES & ALL OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION.
2. THE ENGINEER IS NOT RESPONSIBLE FOR WORK THAT THE ENGINEER DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH THE ENGINEER'S
3. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING SUFFICIENT MATERIALS TO COMPLETE THE JOB.
4. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS AS REQUIRED TO SATISFACTORY COMPLETE THE WORK AND COMPLY WITH ALL LOCAL, STATE & FEDERAL REGULATIONS GOVERNING THE PROPOSED CONSTRUCTION.
5. PROPER TEMPORARY BRACING/SHORING OF ALL CONSTRUCTION WORK IN PROGRESS IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE NOTES ON THIS DRAWING ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO GENERAL NOTES. INCONSISTENCIES BETWEEN THIS DRAWING AND THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING AND VERIFYING THE EXISTENCE AND LOCATION OF ALL UTILITIES.
8. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE STRUCTURE MODIFICATION IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. PROVIDE ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION & CONSTRUCTION.
9. THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE. NEITHER THE OWNER NOR ENGINEER WILL ACCEPT RESPONSIBILITY FOR ANY ADDITIONAL SUPPORTS REQUIRED.
10. THE CONTRACTOR ACKNOWLEDGEMENT BY USING OR AGREEING TO USE ANY OF THE INFORMATION SET FORTH ON PROJECT DRAWINGS & SPECIFICATIONS: EACH CONTRACTOR, SUBCONTRACTOR AND/OR SUPPLIER (CONTRACTOR) ACKNOWLEDGES THAT THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PROJECT DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS TO OBTAIN THE INFORMATION NECESSARY FOR PERFORMANCE OF THE WORK SCOPE; CONTRACTOR HAS VERIFIED THAT THE INFORMATION USED IS ACCURATE AND COMPLETE; CONTRACTOR WILL REPORT ANY INACCURATE OR INCOMPLETE INFORMATION TO THE ENGINEER IMMEDIATELY UPON BECOMING AWARE OF DISCREPANCY.

LEGEND:

- CLR. = CLEAR
- (E) = EXIST. = EXISTING
- F.V. = FIELD VERIFY
- NTS = NOT TO SCALE
- PL. = PLATE
- REF. = REFERENCE DIMENSION/DATA
- SDSTS = SELF-DRILLING SELF-TAPPING SCREWS
- T&B = TOP & BOTTOM
- TYP. = TYPICAL



**PROPOSED DIGITAL ADDITION TO EXISTING FREESTANDING SIGN
TREVOSE ANIMAL HOSPITAL
4869 STREET ROAD
TREVOSE, PA 19053
PLAN, ELEVATION & DETAILS**

SCALE 3/8"=1'-0" 11/217	DRAWING No. 14-2138 S1	SHEET 1 OF 1	REV. No. P
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THIS DRAWING MAY NOT BE AN EXACT REPRESENTATION OF THE EXISTING STRUCTURES AND CONDITIONS, BUT IS INTENDED TO BE A REASONABLY ACCURATE FACSIMILE FOR THE PURPOSE OF LOCATING PARTICULAR AREAS OF INTEREST FOR THIS PROJECT ONLY.