PROPOSED ADDITIONS & ALTERATIONS TO EXISTING BLDG. FOR VETERINIAN CLINIC, AT 5820, BENSALEM BOULEVARD, BENSALEM, BUCKS COUNTY, PA. 19020

Owner

PRAMUKHSWAMIJI INC.,

FOR

Dr. SAILESH C. PATEL
9, HARTFELD ROAD
NEWTOWN,PA. 18940

PHONE: [redacted]

ZONING APEAL TO

ZONING HEARING BOARD
BENSALEM TOWNSHIP
BENSALEM , PA. 19020

JUNE 5, 2014

SOMCHAND SHAH
Registered Architect

Office (215) 673-3682
Cell (267) 973-8193

SHAH ASSOCIATES
ARCHITECTURAL CONSULTANT
PLANNER AND INTERIOR DESIGNER

Email: somshah@yahoo.com
10749 JEANES STREET, PHILA., PA 19116-3315

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: 4-24-2014
- ☑ Special Exception
- ☑ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: SAILESH PATEL

Address: 9, HARTFELD ROAD
NEW TOWN, PA. 18940-3304

Phone No. [redacted]

Owner's Name: PRAMUKHSWAMIJI INC.

Address: 9, HARTFELD ROAD
NEW TOWN, PA. 18940-3304

Phone No. [redacted]

Attorney Name: NOT REQUIRED

Address: —

Phone No. —

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

NONE

1. **Application relates to the following:**

Check items if applicable:

- [x] **Use**
- [ ] **Lot Area**
- [ ] **Height**
- [x] **Yards**
- [x] **Existing Building**
- [x] **Proposed Building**
- [ ] **Occupancy**
- [ ] **Other:** (describe) _____

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

Tax Parcel Number: 2-85-22 AND 2-85-23

Location: 5820 BENSALEM BLVD. BENSALEM. PA.

Lot Size: Approx. 150'-0" x 100'-0" SEE PLAN

Present Use: VACANT

Proposed Use: VETERINIAN CLINIC

Present Zoning Classification: G.C. (General Commercial)

Present Improvement upon Land: one story wood framed building w/ shingled pitch roof.

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.

N.A.

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

Date Determination was made: 4-24-2014

Your statement of alleged error of Zoning Administrative Office:

N.A.

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 232-381(3)a, 232-381(3)a and 232-586(D)(3)b.

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

Variance is desired on parking requirements as under section 232. As it is very hardship to create more parking under existing conditions.

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.

owner's parking requirement is sufficient for his proffesion. Patients visit per appointment. No walk in allowed. No pets are hold overnight.

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.

N.A.

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.

[redacted] 5/9/14

Appellant's or Owner's Signature Date

Sworn to and subscribed before me this

09th day of May 2014

NOTARIAL SEAL
Alpesh Ambalal Patel
NOTARY PUBLIC
Bensalem Twp, Bucks County
My Commission Expires 09/12/2016

Notary Public

My commission expires: [redacted]

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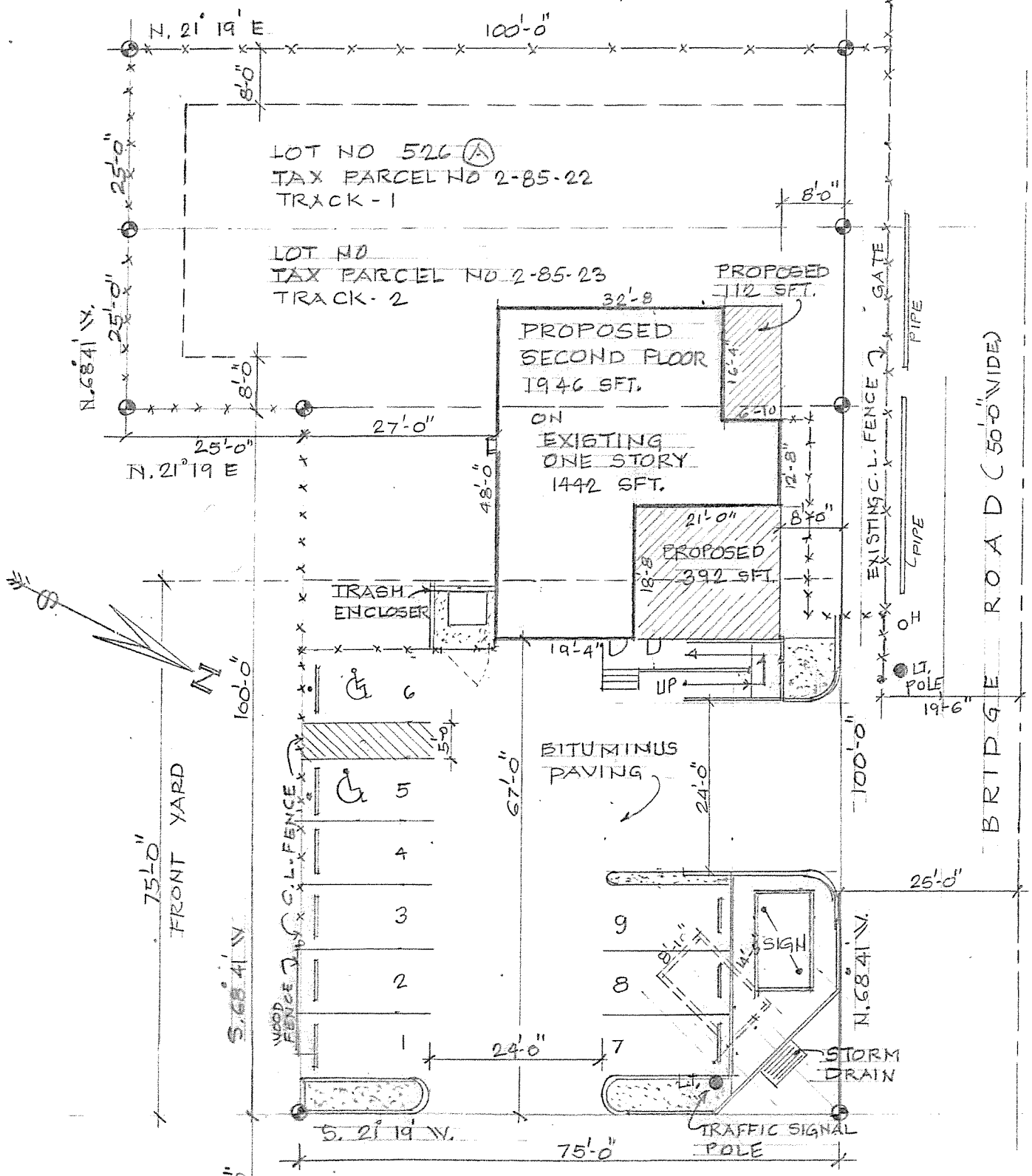
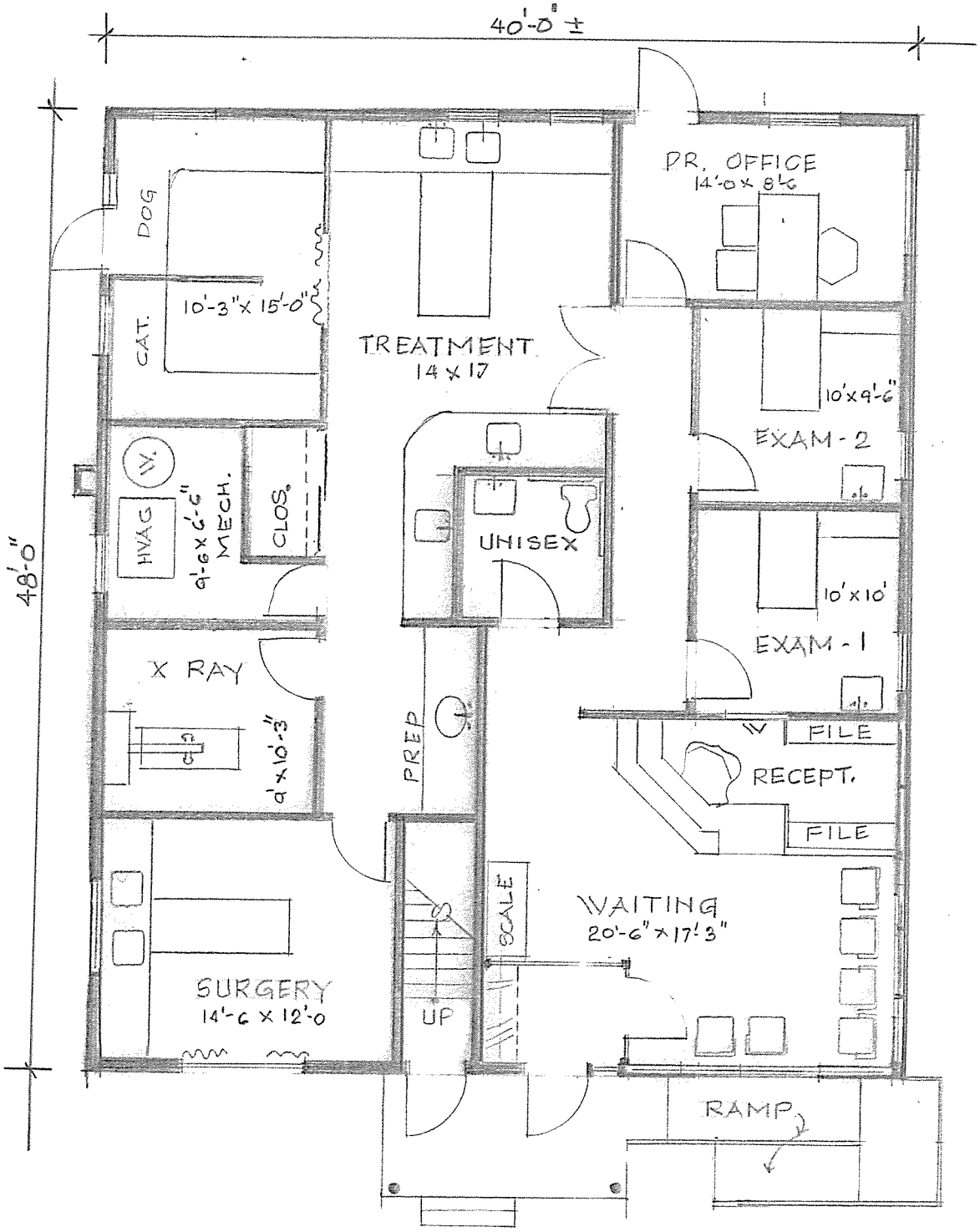


SITE PLAN

SCALE = 20' = 1"

BENSALEM BLVD. (50'-0" WIDE)
(FORMERLY NEW PORT ROAD)



FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

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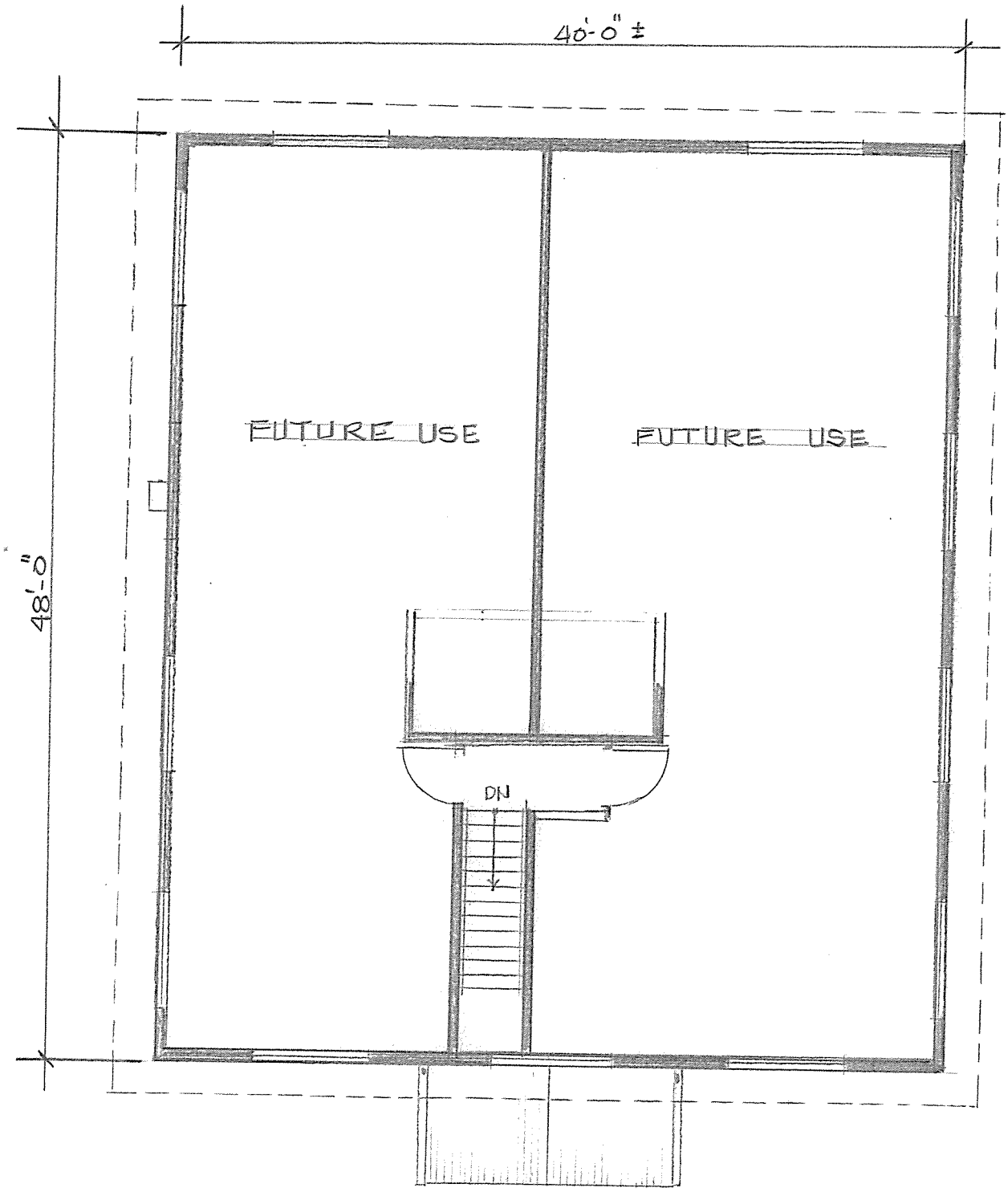
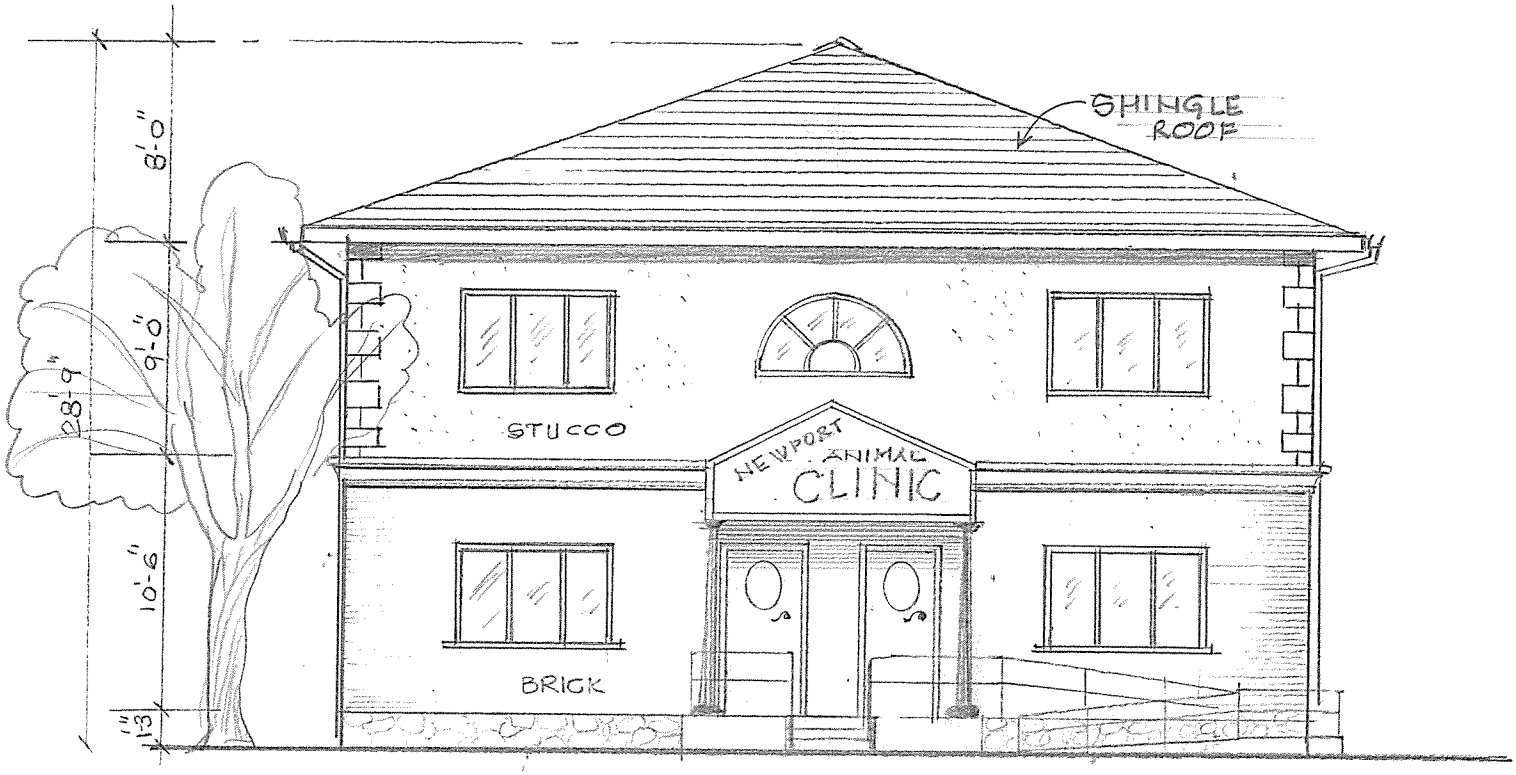
BUCKS COUNTY ZONING CODES

ZONING CODES

ZONING CODE	PERMITTED EXISTING	PROPOSED	REMARK
USE - G.C. GENERAL COMMERCIAL	SEC. 232-380 VACANT	VETERINARIAN	SPECIAL EXCEPTION REQ'D
MIN. LOT AREA	7200 SFT.	12,500 SFT.	O.K.
MIN. LOT WIDTH	60'-0"	75'-0"	O.K.
MAX. BLDG. AREA 35%	35% OF LOT. 4375 SQFT.	1442 EXIST'G 504 ADD'N.	15.57 %
MAX. IMPERVIOUS AREA 60 %	7500 SFT. 60 %	6674 SFT. 53.39 %	O.K.
FRONT YARD FROM BENSALEM BLVD.	75'-0"	67'-0" EXISTING	VARIANCE
FRONT YARD FROM BRIDGE ROAD	75'-0"	8'-0" EXIST'G	VARIANCE
SIDE YARD MIN.	8'-0"	27'-0" 52'-0"	EXISTING VARIANCE
PARKING STALL	9'-0 X 18'-0"	9' X 18'	O.K.
NO. OF PARKING - 1 PER 200 SFT. OF BLDG.	10	9 INCLUD'G 2 HDCP	VENVER
MAX. HT. BLDG.	45'-0"	28'-9"	O.K.

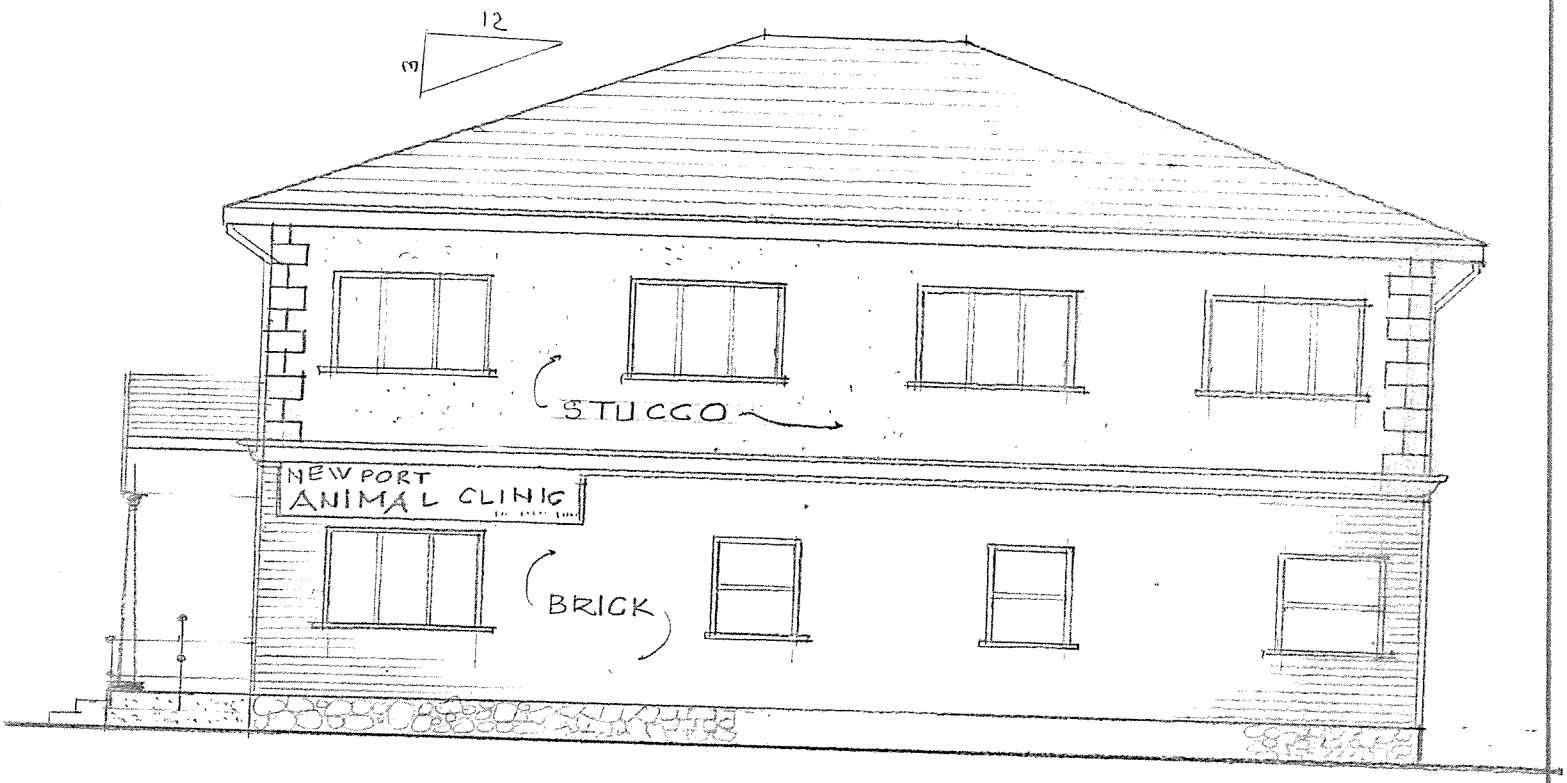


SECOND FLOOR PLAN
SCALE = 1/8" = 1'-0"



ELEVATION FROM BENSALEM BLVD.

SCALE = 1/8" = 1'-0"



ELEVATION FROM BRIDGE ROAD

SCALE: 1/8" = 1'-0"

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

April 24, 2014

Project:	Vet Clinic (Plan only)
Project Address:	5820 Bensalem Blvd Bensalem Pa. 19020
Tax Parcel:	02-085-023
Property Owner:	Pramukhswamiji, Inc.
Permit Status:	plan denied

Monish Patel
[redacted]

Dear Sir/Madam:

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 front yard setback on Bensalem Blvd of 67 ft is less than the required 75 ft. [Section 232-381(3)a.]**
- **The proposed front yard setback on Bridge Road is 8 ft which is less than the required 75 ft. [Section 232-381(3)a.]**
- **The proposed 9 parking spaces are less than the required 10 spaces. [Section 232-586(c)]**
- **The proposed parking is within 25 ft of property line and road right-of-way which is not permitted. [Section 232-586(d)(3)b.]**

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.

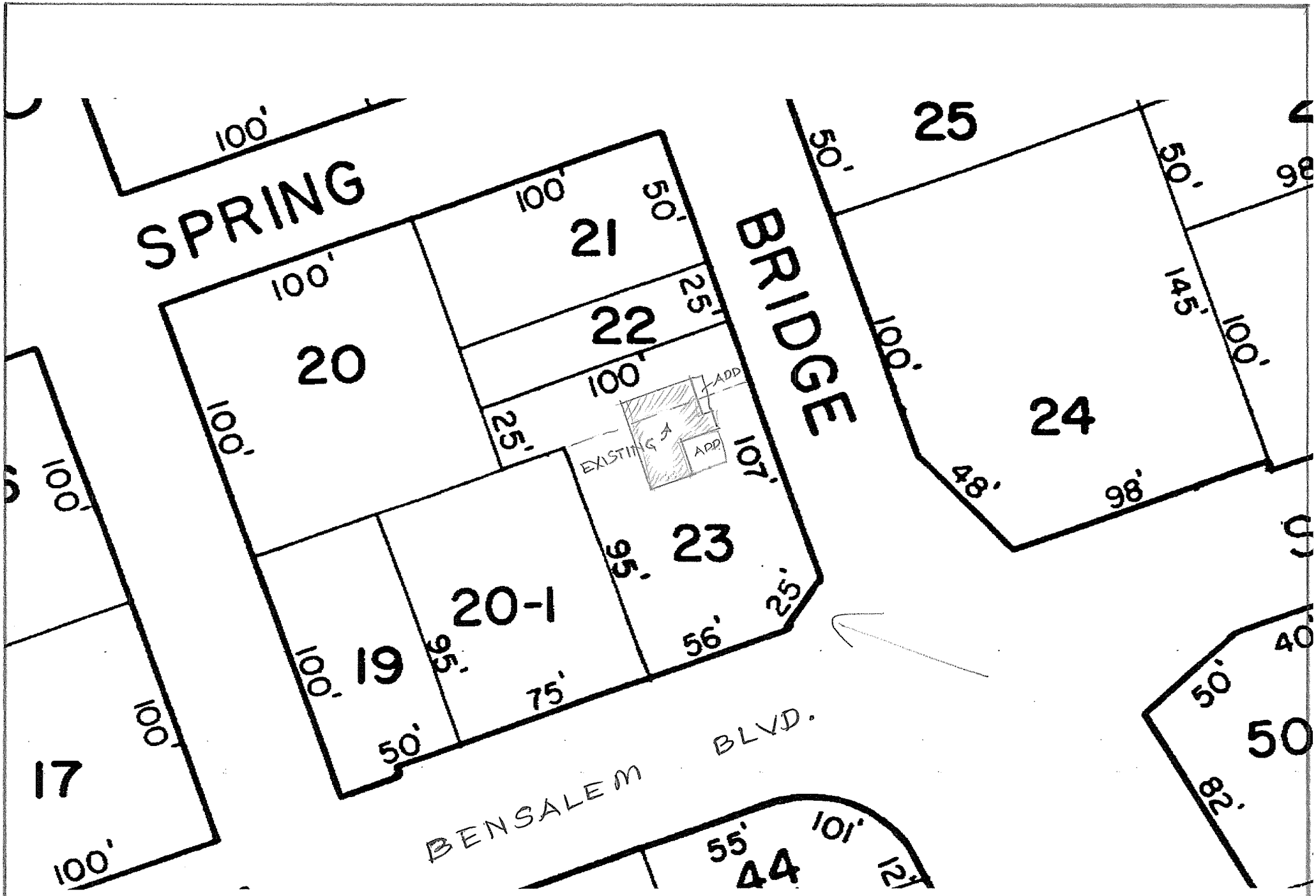
You have the right to appeal this rejection letter. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,
[redacted]

Harold Gans, P.E. P.L.S
Township Engineer
215-633-3652

[redacted]
email address

MKT/lva
Enclosures



SCALE = 1" = 50'-0" APPROX.