



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: AllMed Comprehensive Care Center, PC

Address: 2966 Street Road

Bensalem, PA 19020

Phone No. [REDACTED]

Owner's Name: Joel and Janice Kravitz

Address: 314 Willow Drive

Newtown, PA 18940

Phone No. _____

Attorney Name: William E. Benner

Address: Benner and Wild, 174 West State Street

Doylestown, PA 18901

Phone No. [REDACTED]

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

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) <u>Sign</u> | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 2-35-8

Location: 2966 Street Road

Lot Size: 1.7899 (gross); 1.5429 (net)

Present Use: Medical Office

Proposed Use: New Sign

Present Zoning Classification: BP - Business Professional

Present Improvement upon Land: Medical Office Building

Deed recorded at Doylestown in Deed Book 2732 Page 0133

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: _____

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 232-716(2)d.1 and Section 232-714(7)h

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

Authorization to erect a free standing sign that exceeds the allowable 40 square feet per side and authorization to erect a free standing sign having a digital display.

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.

Provide more efficient and effective property identification.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

YES NO *f monument sign many years ago*

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

Date

Sworn to and subscribed before me this

day of

200

Notary Public

My commission expires: _____



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

January 30, 2014

Affordable Signs
2840 Pine Rd, Unit D-2
Huntingdon Valley, PA 19006

Project:	SIGNS
Project Address:	2966 Street Road Bensalem, PA 19020
Tax Parcel:	02-035-008
Property Owner:	Dr. Joel Kravitz
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, [Section 232-716(2)d.1 and Section 232-714(7)h.]. 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,

[Redacted Signature]
Harold W. Gans, P.E., P.L.S.
Township Engineer

[Redacted Email Address]
Email address

HWG/lva
Enclosures

Summary of Comments on COMBINED 1.pdf

Page: 2

Number: 1 Author: lchamplin Subject: LEE APPROVED Date: 1/30/2014 2:55:46 PM

Number: 2 Author: lchamplin Subject: Text Box Date: 1/30/2014 2:55:55 PM
NEC 2008

Number: 3 Author: rgans Subject: ZONING REJECTION Date: 1/30/2014 2:56:10 PM

Number: 4 Author: rgans Subject: Text Box Date: 1/30/2014 2:56:26 PM

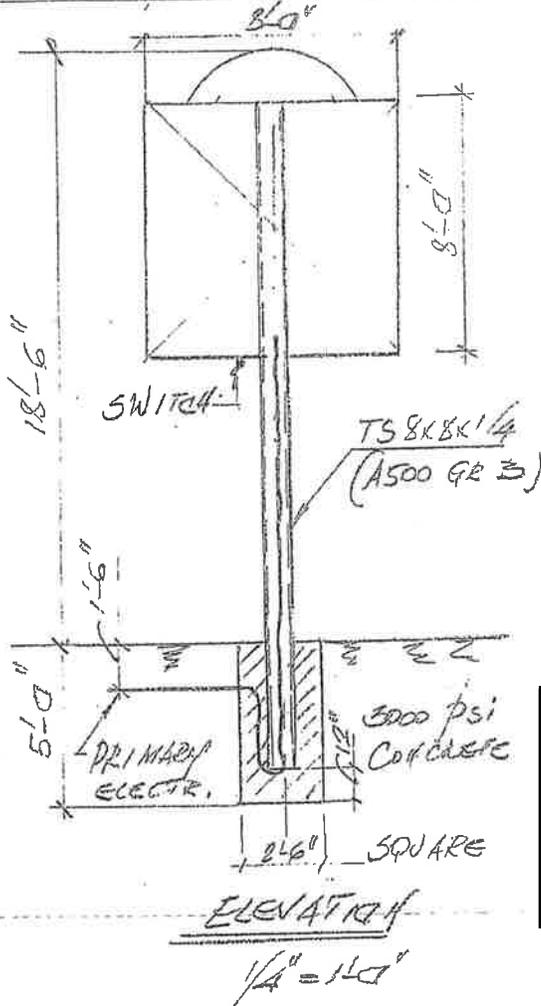
- 1 The existing freestanding signs on the wall and the proposed freestanding sign exceed the allowable 40 square feet per side.
[Sec. 232-716(2)d.1.]
- 2 Proposed LED sign not permitted. ✓
[Sec. 232-714(7)h.]

WORKSPACE

2900 Street Rd. Bensalem, PA



720 Parkway Rd. Suite 100 Bensalem, PA 19004
Phone: 215-638-1234



ELECTRICAL APPROVED

DEC 2008

ZONING REJECTED

4 The existing freestanding signs on the wall and the proposed freestanding sign exceed the allowable 40 square feet per side.
 [Sec. 232-716(2)d.1.]
 2 Proposed LED sign not permitted.
 [Sec. 232-714(7)h.]



AUG 05 2013

DESIGN / CLIENT

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

DESIGNER

NAME: _____

DATE: _____

APPROVAL / DATE

CLIENT	
ENGINEERING	
ART	
LANDLORD	

REVISION / DATE

FINAL APPROVAL

APPROVED

APPROVED WITH CHANGES

NEED TO REVISI

DATE: _____

POWER LINE TO BE SUPPLIED BY OTHERS

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WISCONSIN COUNTY ROAD MAP



PHILADELPHIA CO

STREET

RD 102

RD

2-35 +

PAULSON & SONS
ENGINEERS
PHILADELPHIA, PA.
NOVEMBER 1918