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: 2015-450

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):

RECEIVED
MAY 15 2015
BENSALEM TOWNSHIP
BUILDING AND PLANNING

- ☐ 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: Ryan Woelkens

Address: 6909 FRANKFORD AVENUE
PHILADELPHIA, PA 19135

Phone No.

Owner's Name: ZAFAR Chugtai

Address: 6523 Bustleton Avenue
PHILADELPHIA PA 19149

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:

- ☐ **Use**
- ☐ **Lot Area**
- ☐ **Height**
- ☐ **Yards**
- ☐ **Existing Building**
- ☐ **Proposed Building**
- ☐ **Occupancy**
- ☑ **Other:** (describe) VARIANCE FOR CLEAR SIGHT TRIANGLE AND WITHIN 10' SETBACK LINES

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

Tax Parcel Number: 02037043

Location: 2548 STREET Road

Lot Size:

Present Use: Office Building

Proposed Use: Office Building

Present Zoning Classification: G-C

Present Improvement upon Land: OFFICE BUILDING & PARKING LOT

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.

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):

232-584 232-714

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

Variance For Clear Sight Triangle and Set Within 10' Set Back Lines (Set Back 9'10.5")

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.

Sign Does Not Pose A Safety Hazard.

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

5/15/15
Date

Sworn to and subscribed before me this

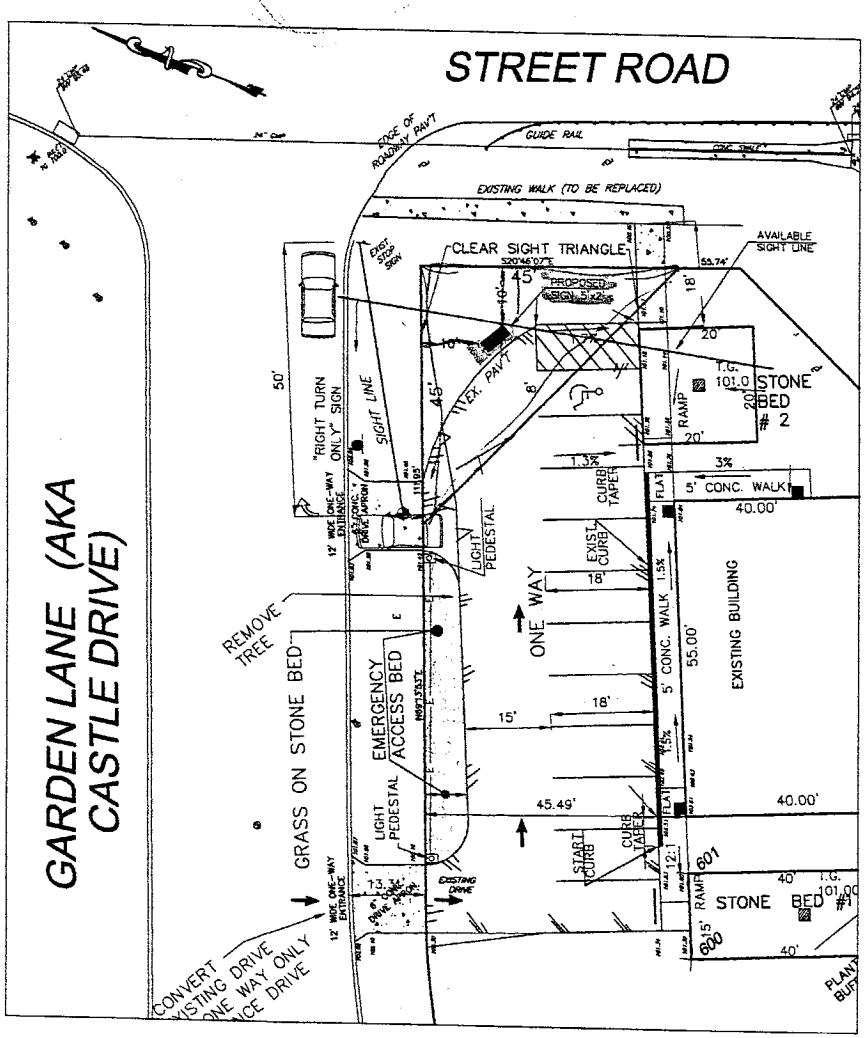
15 day of May 20 15

Commonwealtn of Pennsylvania
NOTARIAL SEAL
Carol A Evans, Notary Public
Bensalem Township, Bucks County
My Commission Expires May 02, 2017

Notary Public

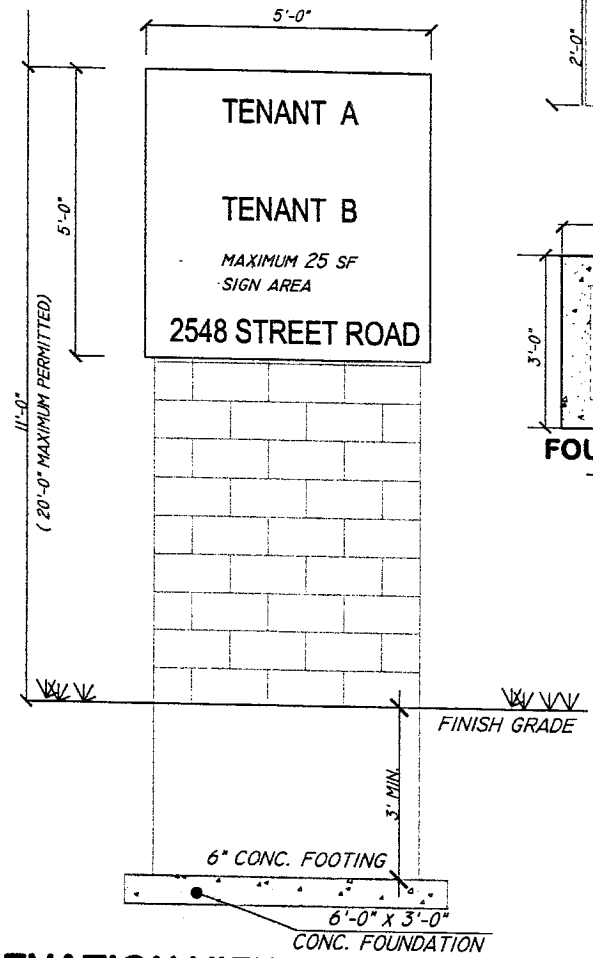
My commission expires: 5-2-2017

Commonwealtn of Pen[illegible]
NOTARIAL SEAL
Carol A Evans, Notary [illegible]
Bensalem Township, Buc[illegible]
My Commission Expires M[illegible]



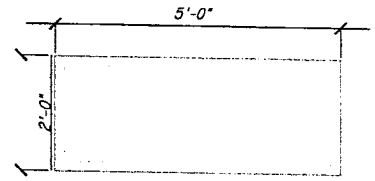
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



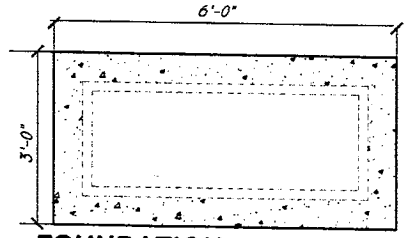
ELEVATION VIEW

SCALE 1/2" = 1'-0"



SIGN - PLAN VIEW

SCALE 1/2" = 1'-0"



FOUNDATION - PLAN VIEW

SCALE 1/2" = 1'-0"

GENERAL NOTES

IT IS PROPOSED TO ERECT A PEDESTAL MOUNTED LIGHTED SIGN WITH MESSAGE IDENTIFYING TENANTS AND SITE ADDRESS. THE DESIRED LOCATION OF THE SIGN IS SHOWN ON PLAN. THE DIMENSIONS AND THE MESSAGE AREA OF THE SIGN COMPLY WITH ZONING REQUIREMENTS.

A CLEAR SIGHT TRIANGLE MEASURED 45 FEET ALONG STREET ROAD RIGHT OF WAY AND 45 FEET ALONG GARDEN LANE RIGHT OF WAY. THE PROPOSED SIGN IS LOCATED WITH 10 FEET MINIMUM CLEARANCE FROM EACH RIGHT OF WAY. THE PROPOSED SIGN IS WITHIN THE CLEAR SIGHT TRIANGLE.

TRAFFIC FROM GARDEN LANE, A MINOR TOWNSHIP ROAD IS CONTROLLED BY AN EXISTING STOP SIGN BEFORE TURNING ON TO STREET ROAD, A MAJOR ARTERIAL STATE HIGHWAY, WHICH CARRIES A HIGH VOLUME OF TRAFFIC.

THE CLEAR SIGHT TRIANGLE DOES NOT SERVE A NECESSARY PURPOSE IN CONTROLLING THE CLEAR SIGHT LINE AVAILABLE TO A DRIVER STOPPED AT THE STREET ROAD STOP SIGN.

THE PROPOSED SIGN DOES NOT IMPOSE ANY RESTRICTION ON THE DRIVER STOPPED AT THE STOP SIGN, AS SHOWN ON THE DRAWING. THE PROPOSED SIGN DOES NOT IMPOSE ANY RESTRICTION ON A DRIVER AT THE GARDEN LANE EXIT DRIVE, AS SHOWN ON PLAN.

THE SIGN, AS PROPOSED, HAS NO NEGATIVE IMPACT ON VEHICULAR SIGHT LINES.

0 1 2 3 4 5 6 FEET

REVISED: JUNE 4, 2013
TO CLARIFY SIGN FOUNDATION

PREPARED BY:
TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET PIKE
SOUTHAMPTON, PA. 18966
PHONE: (215) 322-6272
FAX (215) 364-8645

PROPOSED SIGN PLAN
FOR
PROFESSIONAL OFFICE BUILDING
2548 STREET ROAD
SITUATE
BENSALEM TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

SCALE: AS NOTED DATE: APRIL 16, 2013 SHEET: 1 OF 1

O'DONNELL & NACCARATO
STRUCTURAL ENGINEERS

PHILADELPHIA, PA | BLUE BELL, PA | MOUNTAINSIDE, NJ

PRINCIPALS
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Dennis V. Mordan, PE, SECB. *Vice President*
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Michael E. Herrmann, PE
FOUNDERS
William F. O'Donnell, PE. *Retired*
Peter A. Naccarato, PE. *Retired*

May 15, 2015

Futura Identities, Inc.
6909 Frankford Avenue
Philadelphia, PA 19135

RE: 2548 Street Road – Sign Stakeout
File No. 0907.0079.01

On May 15, 2015 we examined the above referenced property for a stakeout inspection for the construction of a new free-standing sign. The inspection has failed due to the following reasons:

1. Proposed sign is located within the clear sight triangle and this is in violation of Section 232-584(3).
2. Proposed sign appears that it will be within the minimum 10' setback lines of Street Road and Castle Drive. This is in violation of Section 232-714(1).

Based on the above listed zoning deficiencies, your permit has been rejected. In order to proceed with this application, you are required to obtain a variance from the Bensalem Township Zoning Hearing Board. Applications for appeals to the Zoning Hearing Board can be obtained in the Building and Planning Department located in the Bensalem Township Municipal Complex at 2400 Byberry Rd, Bensalem Township.

For your final inspection by the engineering department, you must contact us directly. If you have any questions, or wish to schedule an inspection with the engineering department, please contact me at 215-633-3652 or qnearon@bensalempa.gov .

O'Donnell & Naccarato, Inc.

Quinton Nearon
Bensalem Township Engineering Inspector

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

QN:HWG:tar

cc: Matthew Takita, Director of Building and Planning, Bensalem Township
Loretta Alston, Bensalem Township
Zafar and Faisal Real Estate, 620 Bristol Road, Trevose, PA 19053

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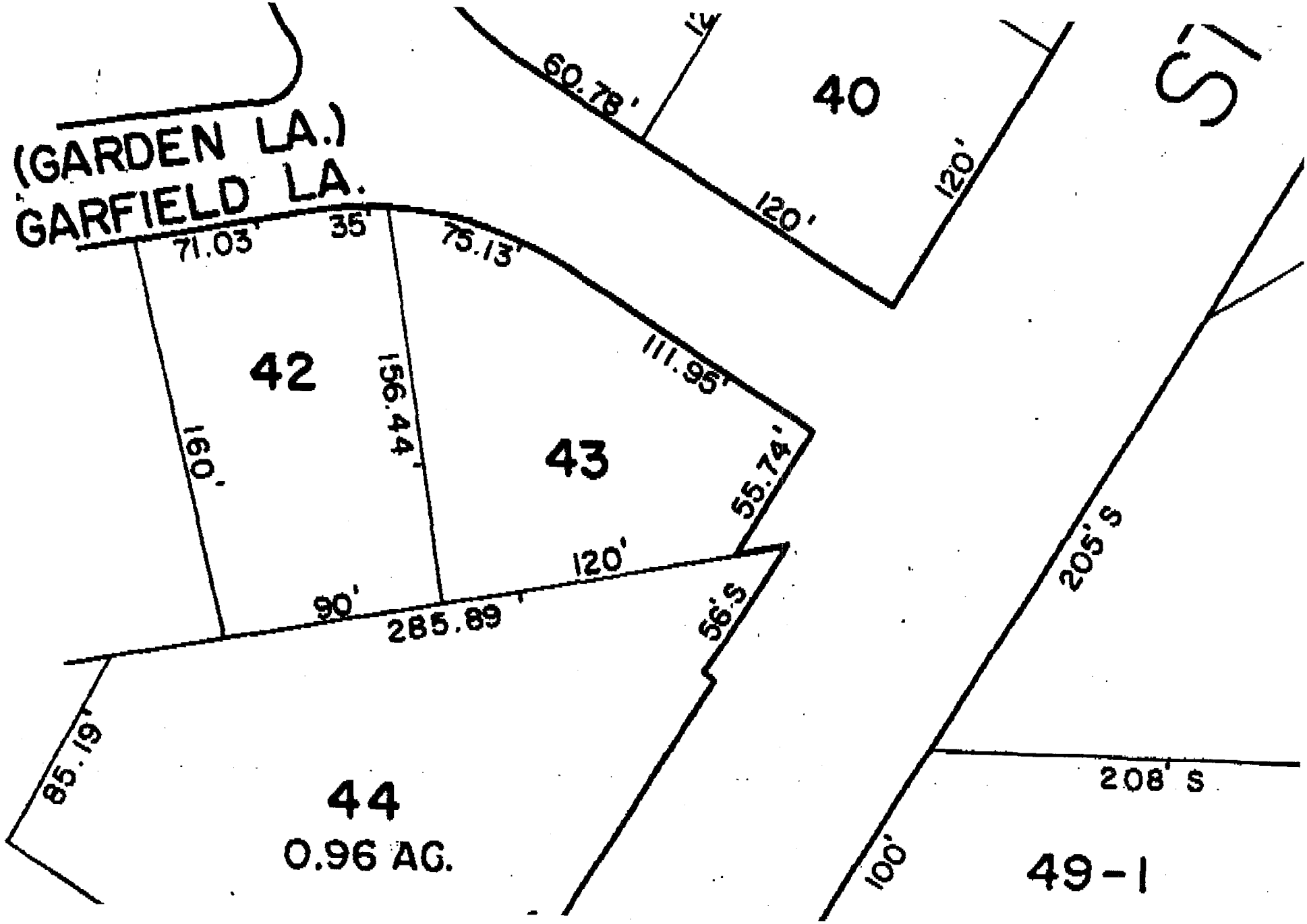
(GARDEN LA.)
GARFIELD LA.
71.03'
35'
75.13'
60.78'
14'
40
120'
120'
42
160'
156.44'
111.95'
43
55.74'
120'
90'
285.89'
56'S
205'S
208' S
85.19'
44
0.96 AC.
100'
49-1