



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: 2014-425

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: VIJU PROPERTY, LLC

Address: 309 Palton Road
Bensalem, PA 19020

Phone No. _____

Owner's Name: same as above

Address: _____

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 checked="" type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input checked="" type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input checked="" type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input checked="" type="checkbox"/> Other: (describe) _____ | |

Front Yard, Side Yard, Impervious Surface, Buffer Yard Requirements, Parking Setbacks, Loading Space Requirements

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-036-291

Location: 2937 Knights Road

Lot Size: Approximately 13,300.00 sq. ft.

Present Use: Vacant

Proposed Use: Retail, Apartments

Present Zoning Classification: GC - General Commercial

Present Improvement upon Land: Concrete Building pad, bituminous/compacted stone parking

Deed recorded at Doylestown in Deed Book 2013079460 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):

232-380, 232-381.(2), 232-381.(3), 232-586.(a)(2), 232-586.(d)(3)b., 232-587, 232-592.(1)

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

Applicant seeks variances for apartment use, impervious surface coverage, front yard, side yard, buffer yard requirements, parking setback, loading space requirements

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.

Applicant seeks to build a 2-story structure, with 2,800 sf of retail on the first floor and 5 apartments on the second floor. Applicant needs the two uses and extent of those uses to make the project financially feasible

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.

App

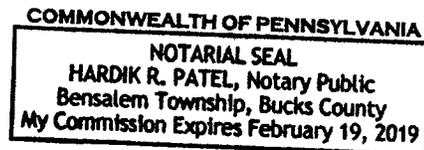
8/10/15
Date

Sworn to and subscribed before me this

10th day of August 2005

Notary Public

My commission expires: 02/19/17





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

July 27, 2015

Viju Property LLC
2937 Knights Rd
Bensalem, PA 19020

Project:	OFFICES W/2 ND FLR APARTMENT
Project Address:	2937 Knights Rd Bensalem, PA 19020
Tax Parcel:	02-036-291
Property Owner:	Vijay Patel
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

Matthew K. Takita, A.I.A., M.C.P.
Director of Building and Planning

email address

MKT/iva
Enclosures

Summary of Comments on Zoning Hearing Exhibit

Page: 1

 Number: 1 Author: mtakita Subject: ZONING REJECTED Date: 7/27/2015 8:11:12 AM

 Number: 2 Author: mtakita Subject: Text Box Date: 7/27/2015 8:11:08 AM

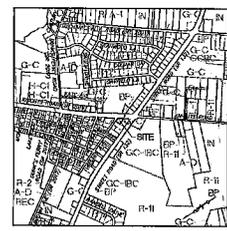
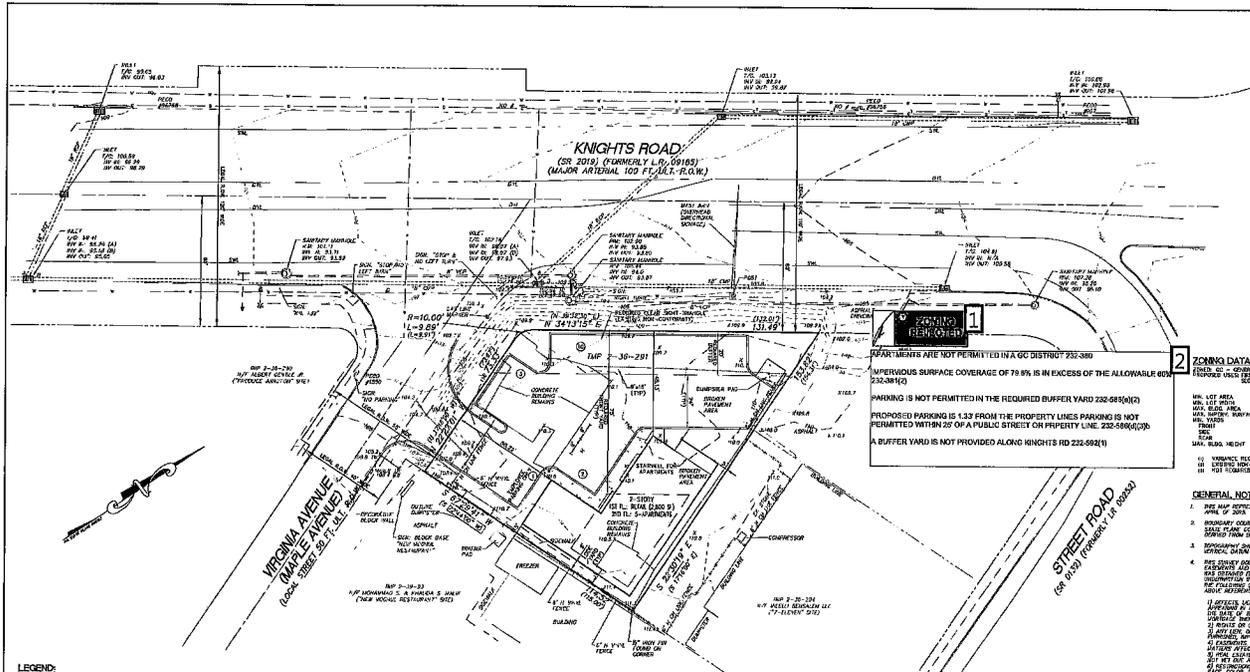
APARTMENTS ARE NOT PERMITTED IN A GC DISTRICT 232-380

IMPERVIOUS SURFACE COVERAGE OF 79.6% IS IN EXCESS OF THE ALLOWABLE 60% 232-381(2)

PARKING IS NOT PERMITTED IN THE REQUIRED BUFFER YARD 232-586(a)(2)

PROPOSED PARKING IS 1.33' FROM THE PROPERTY LINES PARKING IS NOT PERMITTED WITHIN 25' OF A PUBLIC STREET OR PROPERTY LINE. 232-586(d)(3)b

A BUFFER YARD IS NOT PROVIDED ALONG KINGHTS RD 232-592(1)



DEPARTMENTS ARE NOT PERMITTED IN A GC DISTRICT 230-300
 IMPERVIOUS SURFACE COVERAGE OF 78.8% IS IN EXCESS OF THE ALLOWABLE 60%
 PARKING IS NOT PERMITTED IN THE REQUIRED BUFFER YARD 232-580(E)(2)
 PROPOSED PARKING IS 4.33' FROM THE PROPERTY LINES PARKING IS NOT PERMITTED WITHIN 25' OF A PUBLIC STREET OR PROPERTY LINE 232-580(E)(2)
 A BUFFER YARD IS NOT PROVIDED ALONG KNIGHTS RD 232-592(E)

ZONING DATA
 ZONING DISTRICT: GC-1 (GENERAL COMMERCIAL DISTRICT)
 PERMITTED USES: SEE ZONING ORDINANCE
 SECOND FLOOR: 40,000 SQ FT (MAX)
 MAX. LOT AREA: 12,000 SQ FT
 MAX. GROUND COVER: 10%
 MAX. STORY HEIGHT: 35 FT
 MAX. SIGN AREA: 100 SQ FT
 MAX. SIGN HEIGHT: 15 FT
 MAX. SIGN SPACING: 10 FT
 MAX. SIGN SETBACK: 5 FT

- GENERAL NOTES:**
- THE SURVEY REPRESENTS A BOUNDARY SURVEY MADE BY VAN CLEEF ENGINEERING ASSOCIATES (VCA) IN JANUARY AND FEBRUARY 2016.
 - BOUNDARY SURVEYS AND RECORDS SHOWN ARE DEEMED TRUE AND CORRECT BY VCA AND BASED UPON THE PLAT RECORDS ON RECORD IN THE PUBLIC RECORDS AND RECORDS SHOWN IN CONFORMANCE WITH THE PLAT RECORDS.
 - BOUNDARY SURVEYS SHOWN ARE BASED UPON A FIELD SURVEY MADE BY VCA IN MARCH AND APRIL OF 2016. THE PLAT RECORDS SHOWN ARE BASED UPON A FIELD SURVEY MADE BY VCA IN MARCH AND APRIL OF 2016.
 - THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE INFORMATION DISCLOSED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A TITLE SEARCH. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY OR FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM ANY SUCH ERRORS OR OMISSIONS.

- LEGEND**
- EXISTING 10' CONTOUR
 - EXISTING 2' CONTOUR
 - EXISTING EASEMENT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING LEGAL RIGHT OF WAY
 - EXISTING EASEMENT
 - EXISTING ROAD CENTERLINE
 - EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING SIDEWALK
 - EXISTING UTILITY LINES
 - EXISTING UNDERGROUND TELEPHONE/TELECOM
 - EXISTING GAS MAIN
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING WATER MAIN
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- PLAN OF REFERENCE**
- PLAN DESIGN, "PLAN OF BOUNDARY SURVEY" PROVIDED BY THE SURVEYOR, VAN CLEEF ENGINEERING ASSOCIATES, INC., DATED MAY 11, 2016, REFER TO SECTION 17, 18, 19 AND RECORDS IN PLAN BOOK 1, PAGE 102.
 - PLAN DESIGN, "PLAN OF BOUNDARY SURVEY" PROVIDED BY THE SURVEYOR, VAN CLEEF ENGINEERING ASSOCIATES, INC., DATED MAY 11, 2016, REFER TO SECTION 17, 18, 19 AND RECORDS IN PLAN BOOK 1, PAGE 102.
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RECORD OWNER/APPLICANT

NO.	NAME	ADDRESS	CITY	STATE	ZIP
1	RECORD OWNER/APPLICANT				

BUILDING AND IMPERVIOUS SURFACE CALCULATIONS

USE	AREA (SQ FT)	PERCENT IMPERVIOUS	TOTAL IMPERVIOUS AREA (SQ FT)
ASPHALT DRIVEWAY	2,500	100%	2,500
CONCRETE DRIVEWAY	1,500	100%	1,500
CONCRETE PATIO	1,000	100%	1,000
CONCRETE WALKWAY	500	100%	500
CONCRETE PORCH	500	100%	500
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