



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit C-4

~~Zone Board of Appeals~~

Appeal Number: 2015-437

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Code Official.

Check applicable item(s):

- Application for Validity Challenge
- Code Official in refusing my application for a building permit dated: 08-26-2013
- Special Exception

Appellant Name: Aerial Signs & Awnings, Inc.

Address: 2333 Concord Road

Chester TWP, PA 19013

Phone No. [REDACTED]

Owner's Name: U-Haul of Delaware County

Address: _____

Phone No. [REDACTED] Jason Ibbetson

Attorney Name: _____

Address: _____

Phone No. _____

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

RECEIVED

FEB 11 2015

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) | Proposing to install a 20' x 20' canopy |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-039-187

Location: 2180 Street Road, Bensalem PA 19020

Lot Size: 250.20' x 150'

Present Use: U-Haul Facility

Proposed Use: U-Haul Facility

Present Zoning Classification: Commercial

Present Improvement upon Land: _____

Deed recorded at Doylestown in Deed Book: 2250 Page 623

Building Code Type of Const. Classification: _____

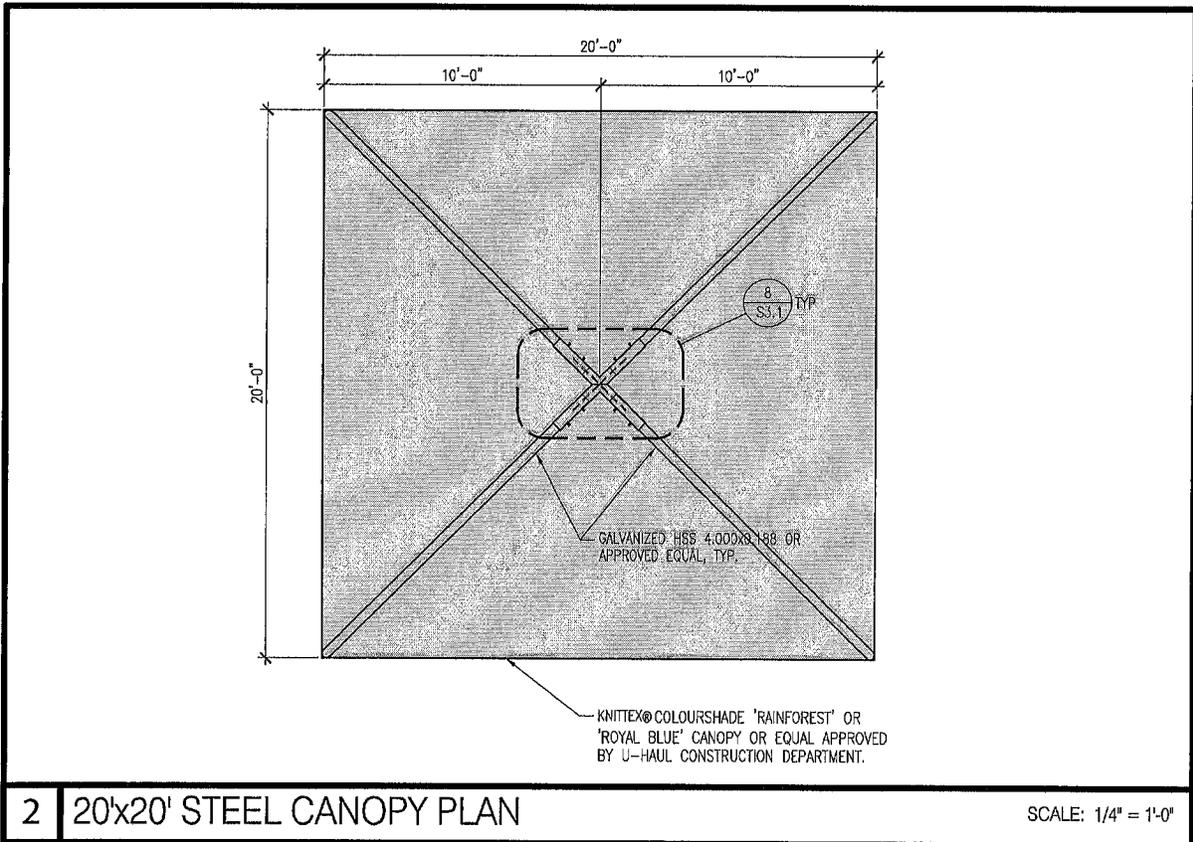
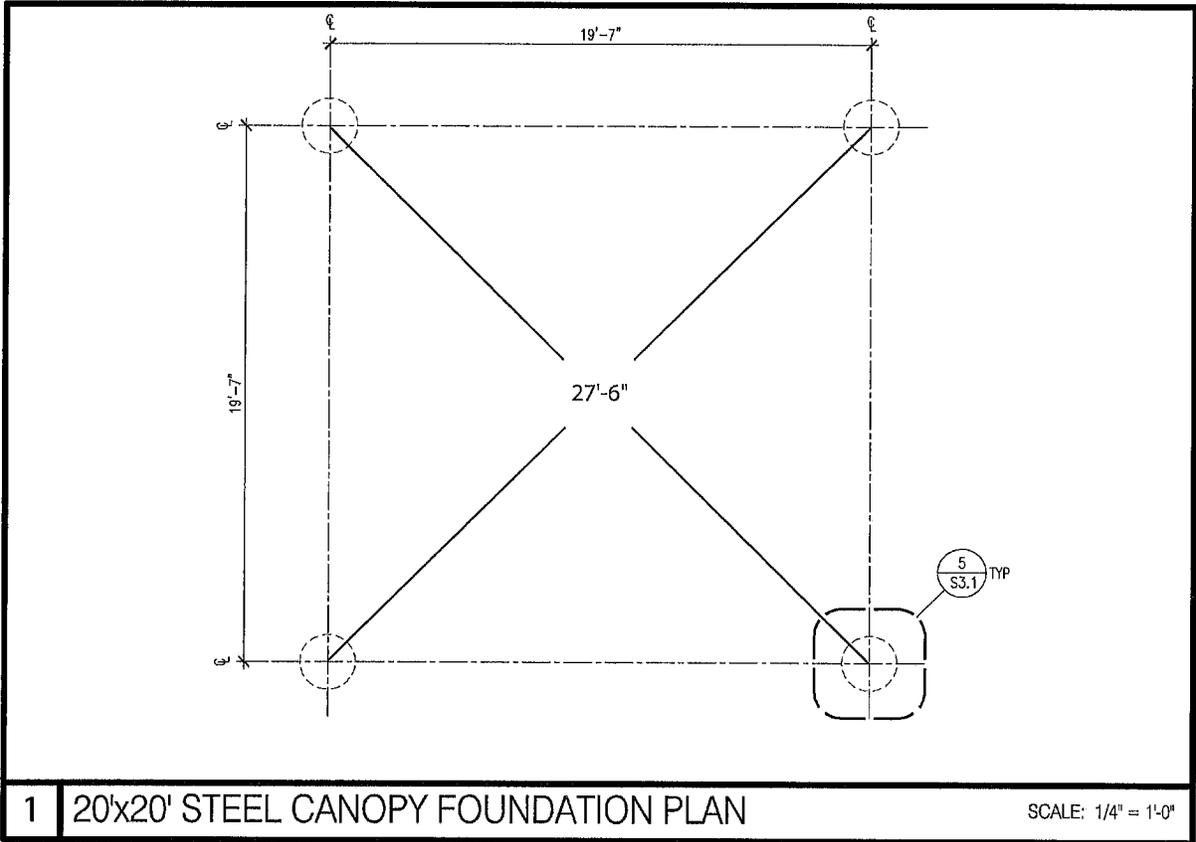
Building Code Building Use Classification: _____

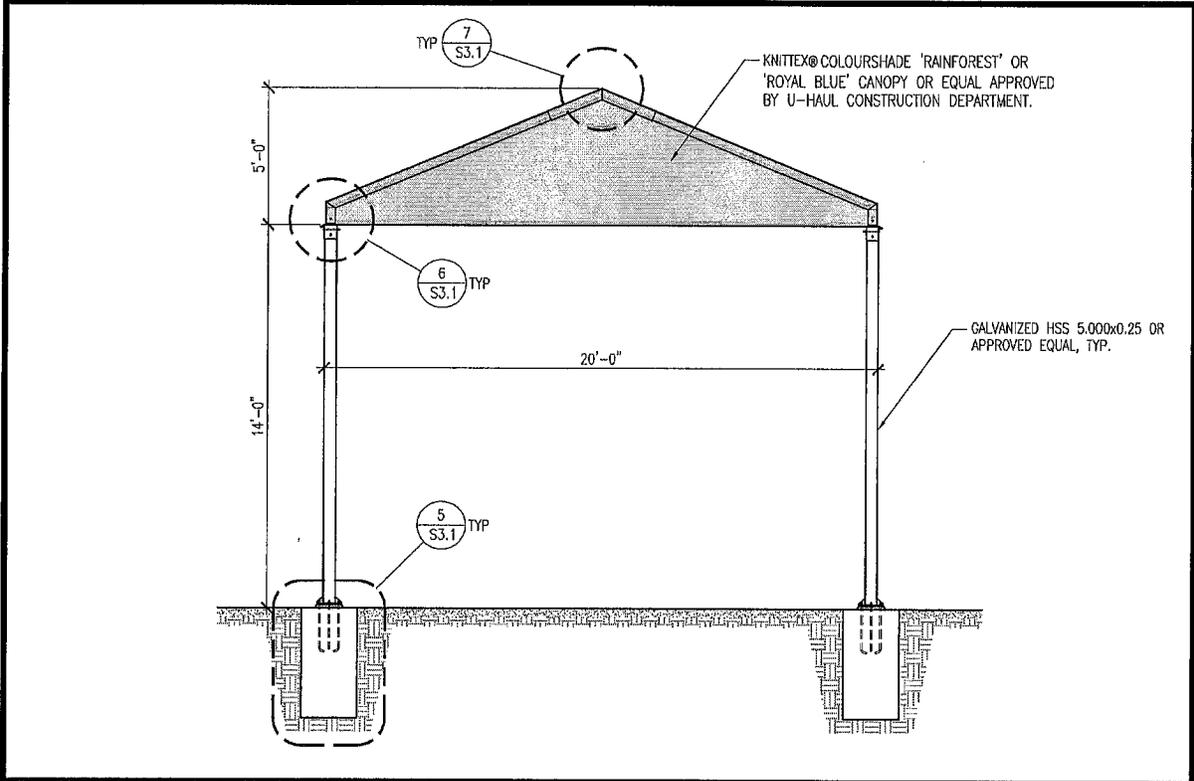
3. If this is an appeal to challenge, provide a statement and/or basis for challenge to the validity of the zoning ordinance.

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

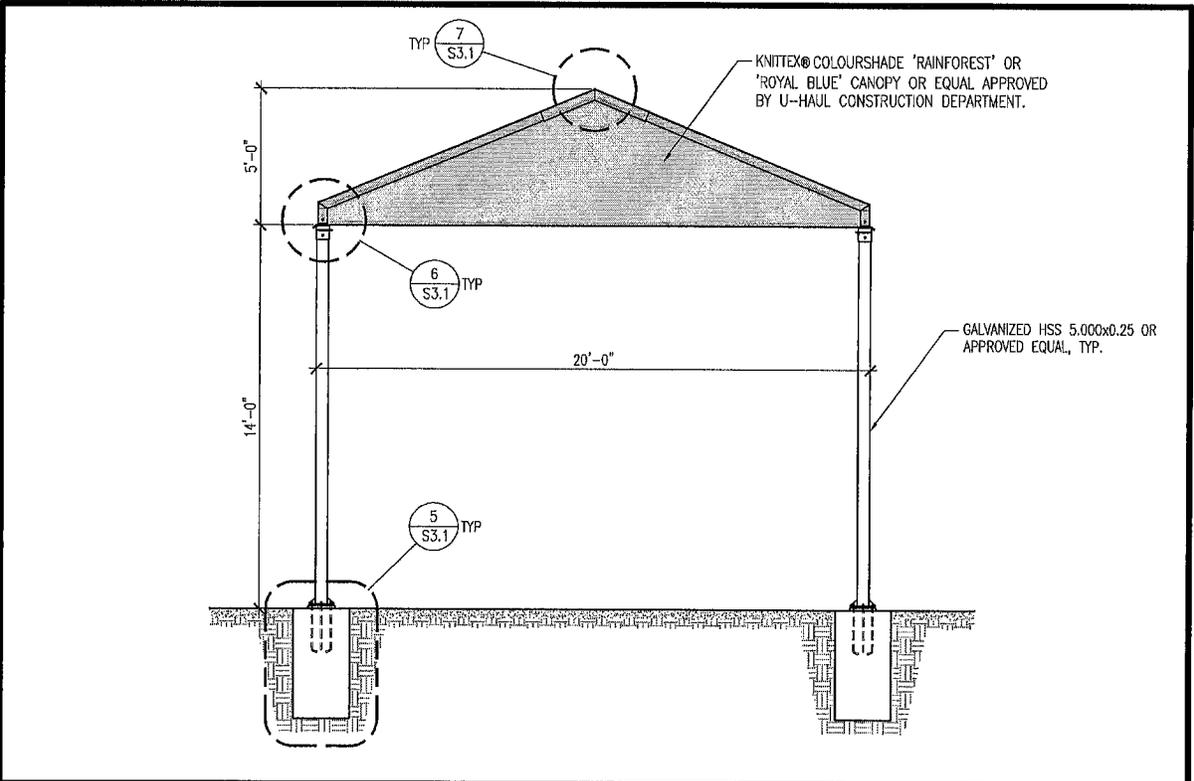
Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office: _____





3 20'x20' STEEL CANOPY SIDE ELEVATION SCALE: 1/4" = 1'-0"



4 20'x20' STEEL CANOPY SIDE ELEVATION SCALE: 1/4" = 1'-0"

LAP SPLICE LENGTHS (IN.)

BAR SIZE	LAP CLASS	LENGTHS (IN.)																							
		2500 PSI				3000 PSI				3500 PSI				4000 PSI				4500 PSI				5000 PSI			
		TOP BARS ¹		OTHER BARS		TOP BARS ¹		OTHER BARS		TOP BARS ¹		OTHER BARS		TOP BARS ¹		OTHER BARS		TOP BARS ¹		OTHER BARS		TOP BARS ¹		OTHER BARS	
CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2	CASE 1	CASE 2		
#3	A	24	36	18	27	22	33	17	25	20	30	16	23	19	28	15	22	18	27	14	21	17	25	13	20
	B	31	46	24	36	28	42	22	33	26	39	20	30	25	37	19	28	23	35	18	27	22	33	17	25
#4	A	32	47	24	36	29	43	22	33	27	40	21	31	25	37	19	29	24	35	18	27	23	34	17	26
	B	41	61	32	47	38	56	29	43	35	52	27	40	33	49	25	37	31	46	24	35	29	44	23	34
#5	A	39	59	30	45	36	54	28	42	33	50	26	39	31	47	24	36	30	44	23	34	28	42	22	32
	B	51	77	39	59	47	70	36	54	43	65	33	50	41	61	31	47	38	57	30	44	36	54	28	42
#6	A	47	71	36	54	43	65	33	50	40	60	31	46	37	56	29	43	35	53	27	41	34	50	26	39
	B	61	92	47	71	56	84	43	65	52	78	40	60	49	73	37	56	46	69	35	53	44	65	34	50
#7	A	69	103	53	79	63	94	48	72	58	87	45	67	54	81	42	63	51	77	40	59	49	73	38	56
	B	89	134	69	103	81	122	63	94	75	113	58	87	71	106	54	81	67	100	51	77	63	95	49	73
#8	A	78	117	60	90	72	107	55	83	66	99	51	77	62	93	48	72	59	88	45	68	56	83	43	64
	B	102	153	78	117	93	139	72	107	86	129	66	99	81	121	62	93	76	114	59	88	72	108	56	83
#9	A	88	132	68	102	81	121	62	93	75	112	58	86	70	105	54	81	66	99	51	76	63	94	48	72
	B	115	172	88	132	105	157	81	121	97	146	75	112	91	136	70	105	86	128	66	99	81	122	63	94
#10	A	100	149	77	115	91	136	70	105	84	126	65	97	79	118	61	91	74	111	57	86	71	106	54	81
	B	129	194	100	149	118	177	91	136	109	164	84	126	102	153	79	118	96	144	74	111	92	137	71	106
#11	A	110	165	85	127	101	151	78	116	93	140	72	108	87	131	67	101	82	123	64	95	78	117	60	90
	B	143	215	110	165	131	196	101	151	121	182	93	140	114	170	87	131	107	160	82	123	102	152	78	117
#14	N/A ⁴	133 ⁴	199 ⁴	102 ⁴	153 ⁴	121 ⁴	181 ⁴	93 ⁴	140 ⁴	112 ⁴	168 ⁴	86 ⁴	129 ⁴	105 ⁴	157 ⁴	81 ⁴	121 ⁴	99 ⁴	148 ⁴	76 ⁴	114 ⁴	94 ⁴	141 ⁴	72 ⁴	108 ⁴
#18	N/A ⁴	177 ⁴	265 ⁴	136 ⁴	204 ⁴	161 ⁴	242 ⁴	124 ⁴	186 ⁴	149 ⁴	224 ⁴	115 ⁴	172 ⁴	140 ⁴	209 ⁴	108 ⁴	161 ⁴	132 ⁴	197 ⁴	101 ⁴	152 ⁴	125 ⁴	187 ⁴	96 ⁴	144 ⁴

1 LAP SPLICE SCHEDULE FOR UNCOATED CONCRETE REINFORCING BARS

Detail Notes:

1. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONC.
2. TENSION LAP-SPLICE LENGTHS ARE CALCULATED PER ACI 318, SECTIONS 12.15. TABULATED VALUES FOR BEAMS OR COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MIN. CODE REQUIREMENTS.
3. CASES 1 AND 2, WHICH DEPEND ON THE TYPE OF STRUCTURAL ELEMENT, CONCRETE COVER, AND CENTER-TO-CENTER SPACING OF THE BARS ARE DEFINED AS:
 BEAM OR COLUMNS:
 CASE 1 – COVER AT LEAST 1.0 db AND CENTER-TO-CENTER SPACING AT LEAST 2.0 db
 CASE 2 – COVER LESS THAN 1.0db OR CENTER-TO-CENTER SPACING LESS THAN 2.0 db.
 ALL OTHERS:
 CASE 1 – COVER AT LEAST 1.0 db AND CENTER-TO-CENTER SPACING AT LEAST 3.0db.
 CASE 2 – COVER LESS THAN 1.0 db OR CENTER-TO-CENTER SPACING LESS THAN 3.0 db
4. ACI 318 DOES NOT ALLOW LAP SPLICES OF #14 OR #18 BARS. THE TABULATED VALUES FOR THOSE BAR SIZES ARE THE TENSION DEVELOPMENT LENGTHS.
5. TOP BARS ARE HORIZ. BARS WITH MORE THAN 12 IN. OF CONCRETE CAST BELOW THE BARS.
6. FOR GRADE 40 REINFORCING BARS, MULTIPLY TABULATED VALUES BY 0.67 (12" LAP MIN.). FOR LIGHT WEIGHT CONC., MULTIPLY TABULATED VALUES BY 1.3.

LAP-SPLICE LENGTH FOR UNCOATED REINFORCING BARS						
BAR SIZE	LENGTHS (IN.)					
	SINGLE MAT			DOUBLE MAT		
	1500 PSI	1800 PSI	2000 PSI	1500 PSI	1800 PSI	2000 PSI
#3	19	17	17	19	17	17
#4	25	23	22	31	29	27
#5	31	29	27	49	45	42
#6	53	48	46	98	90	85
#7	67	61	58	133	122	116
#8	93	85	81	186	170	161
#9	119	108	103	237	216	205

NOTES:

- LAP-SPLICE LENGTHS ARE CALCULATED PER 2006 IBC 2107.5.
- TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS.
- FOR GRADE 40 REINFORCING BARS MULTIPLY TABULATED VALUES BY 0.67 (15" LAP MIN).
- MECHANICAL SPLICE REQUIRED FOR BAR SIZES GREATER THAN #9.
(MECHANICAL SPLICES SHALL DEVELOP 125% OF THE TENSILE STRENGTH OF THE BAR)

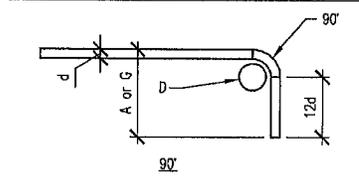
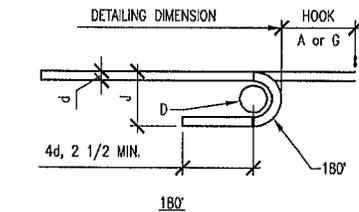
2

LAP SPLICE SCHEDULE FOR MASONRY REINFORCING BARS

SCALE:
NO SCALE

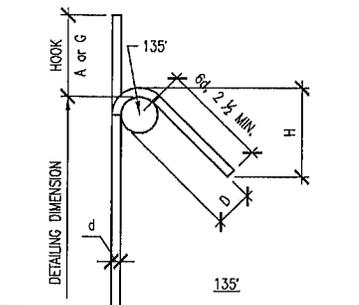
RECOMMENDED END HOOKS (ALL GRADES) D=FINISHED BEND DIAMETER

BAR SIZES	D (in.)	180° HOOKS		90° HOOKS	
		A or G	J	A or G	
#3	2 1/4	5	3	6	
#4	3	6	4	8	
#5	3 3/4	7	5	10	
#6	4 1/2	8	6	1-0	
#7	5 1/4	10	7	1-2	
#8	6	11	8	1-4	
#9	9	1-3	11 3/4	1-7	
#10	10 1/4	1-5	1-0 3/4	1-10	
#11	11 1/4	1-7	1-2 3/4	2-0	
#14	17	2-3	1-8 1/2	2-7	
#18	22 3/4	3-0	2-3 3/4	3-5	



SEISMIC STIRRUP/TIE HOOK DIMENSIONS (ALL GRADES)

BAR SIZES	D (in.)	135° HOOKS		90° HOOKS	
		A or G	H APPROX.	A or G	
#3	1 1/2	4 1/4	3	4	
#4	2	4 1/2	3	4 1/2	
#5	2 1/2	5 1/2	3 3/4	6	
#6	4 1/2	8	4 1/2	8	
#7	5 1/4	9	5 1/4	9	
#8	6	10 1/2	6	10	



ALL SPECIFIC SIZES RECOMMENDED BY CRSI BELOW MEET MINIMUM REQUIREMENTS OF ACI 318

3

REINFORCING STANDARD HOOKS

SCALE:
NO SCALE

REINFORCING DEVELOPMENT LENGTH OF STANDARD HOOKS TABLE-TYPICAL U.N.O.		
BAR SIZE	CONCRETE	MASONRY
	ALL	ALL
#3	9	5
#4	11	6
#5	14	8
#6	17	9
#7	20	10
#8	22	12
#9	25	---
#10	28	---
#11	31	---
#14	---	---
#18	---	---

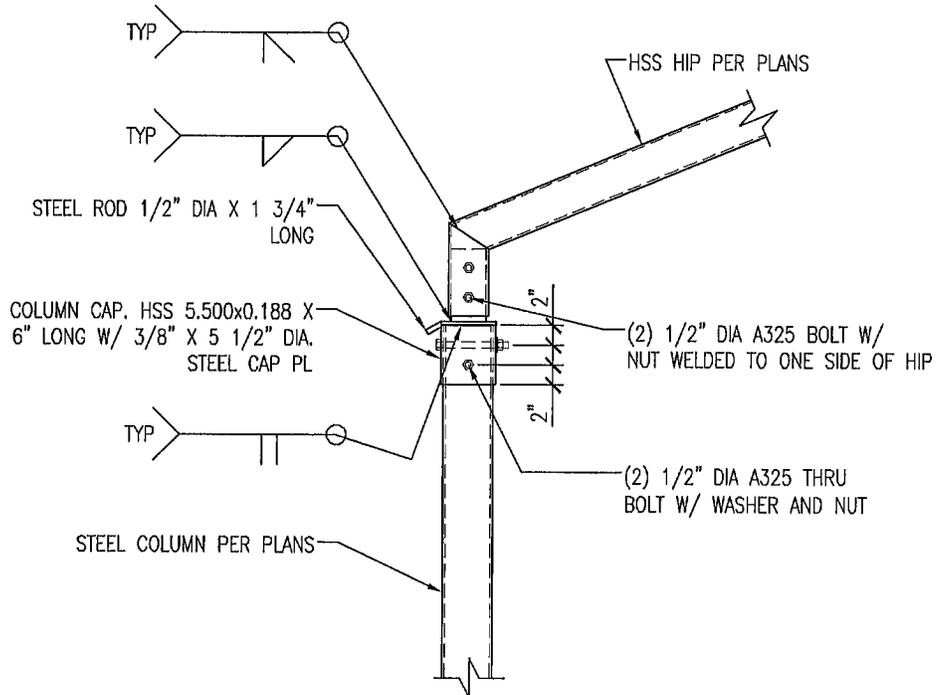
TABLE NOTES:

- DEVELOPMENT LENGTHS ARE CALCULATED PER ACI 318-05, 12.2.3, EQ. (12-1) FOR CONCRETE AND ACI 530-05, 2.1.10.5.1 FOR MASONRY.
- DEVELOPMENT LENGTH SHALL BE INCREASED BY 30% FOR LIGHTWEIGHT CONCRETE.

4

REINF. DVLPMNT STANDARD HOOKS TABLE

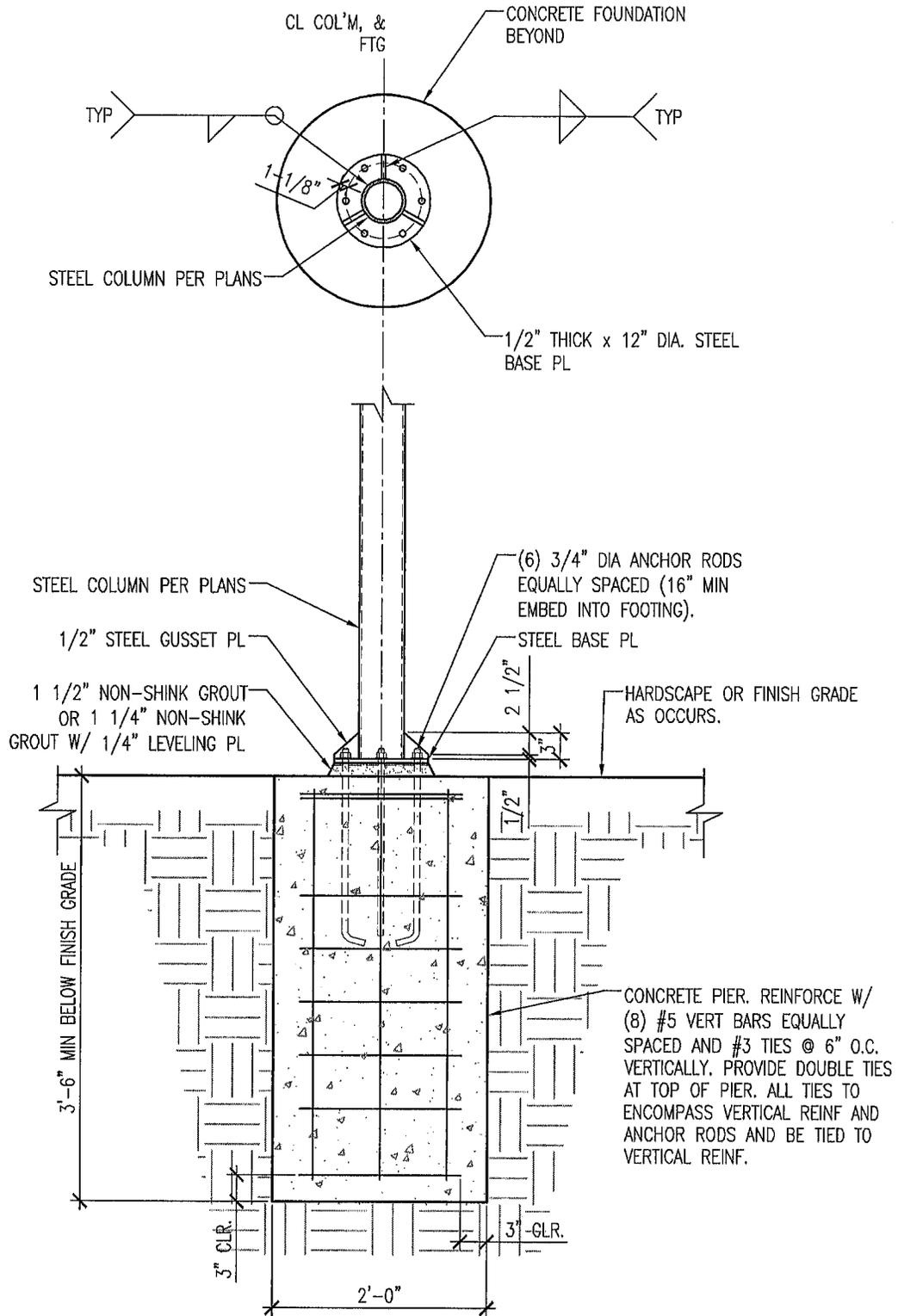
SCALE:
NO SCALE



6A

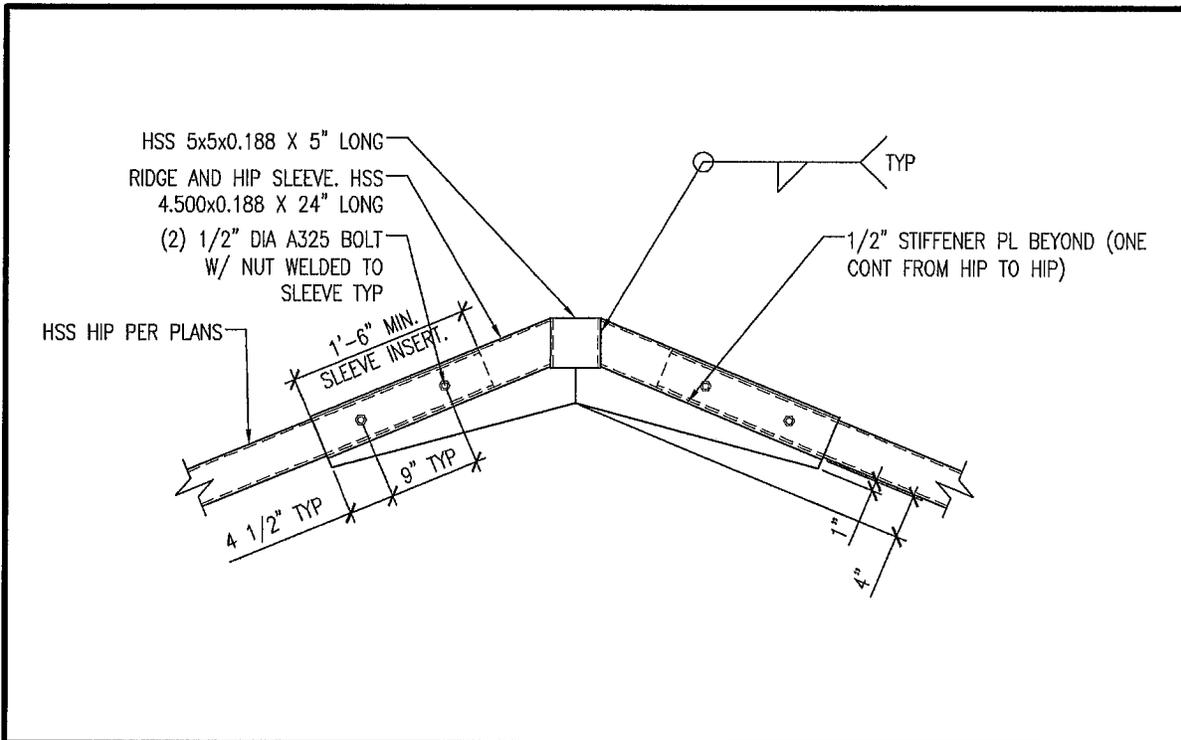
20'x20' STEEL CANOPY COLUMN CAP DETAIL

SCALE:
3/4" = 1'-0"

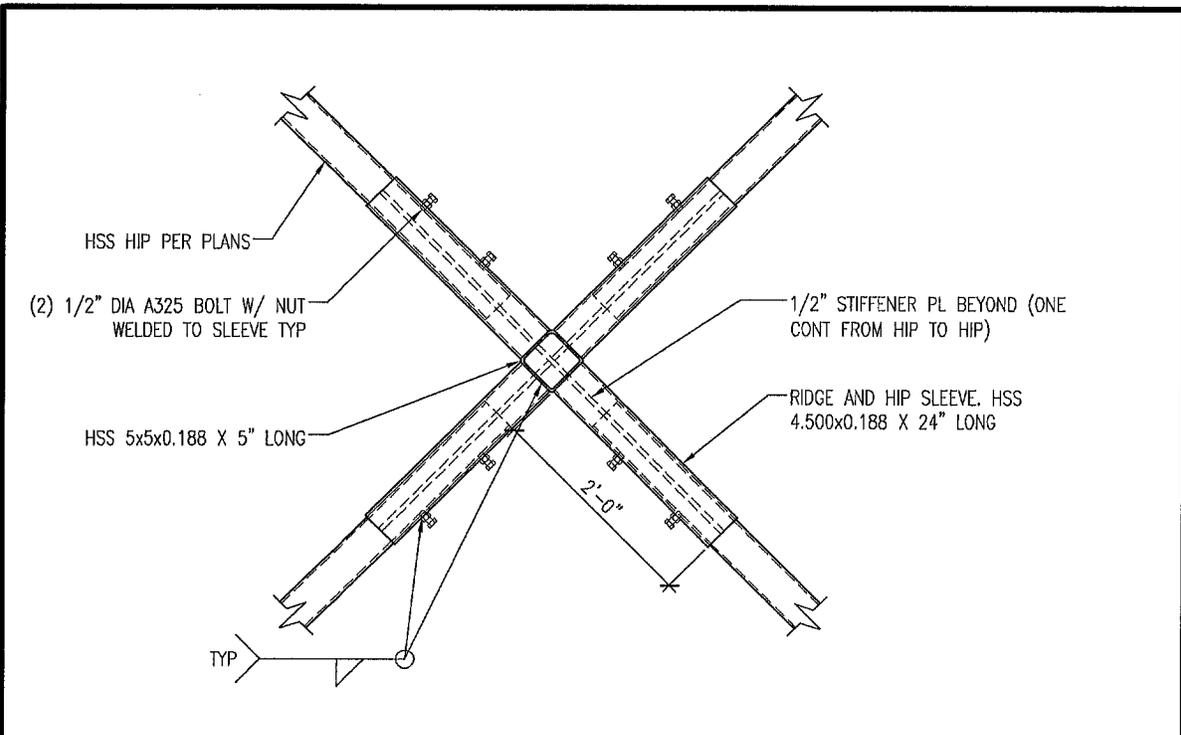


5A 20'x20' STEEL CANOPY FOUNDATION DETAIL

SCALE:
3/4" = 1'-0"



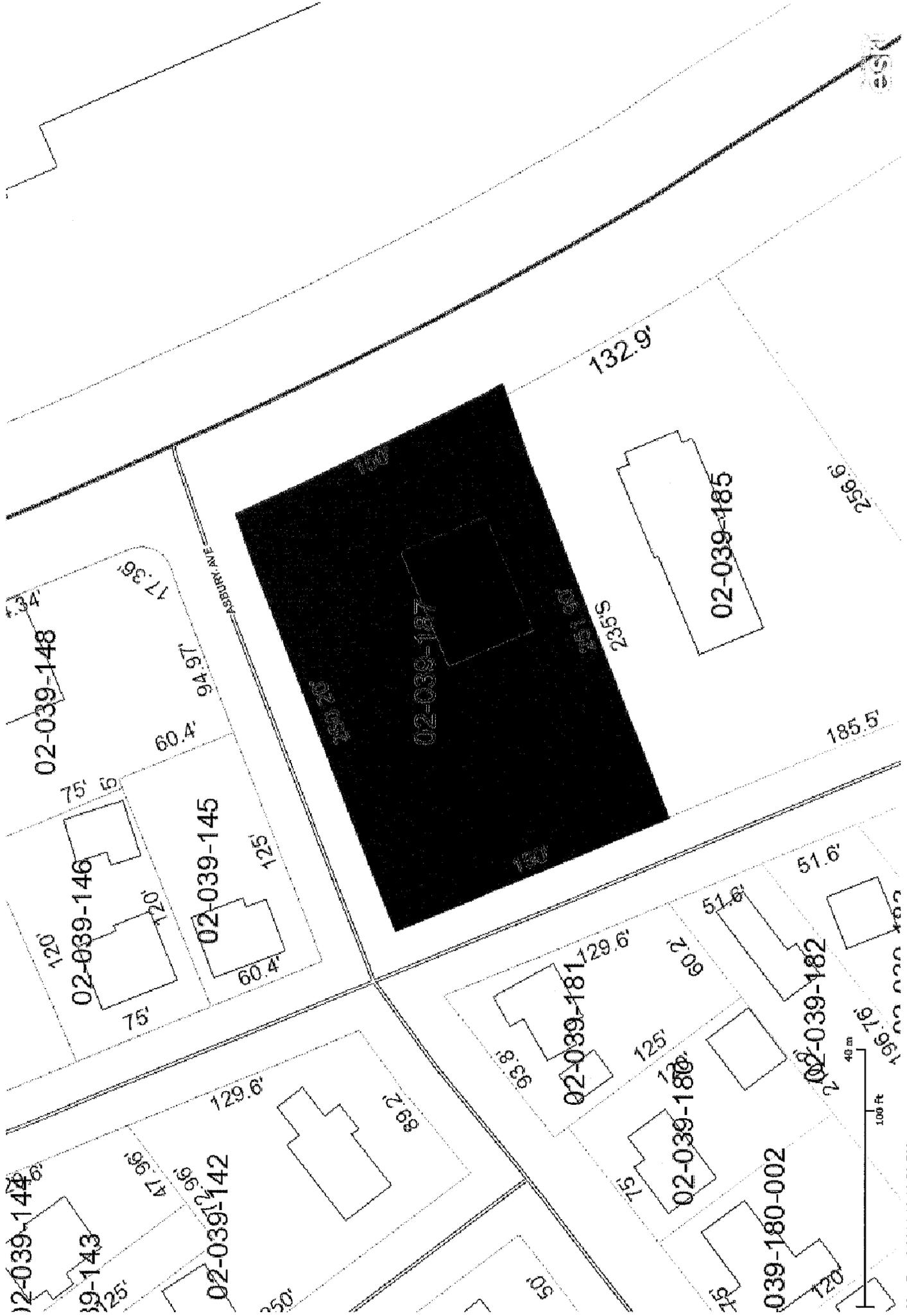
7A 20'x20' STEEL CANOPY HIP DETAIL SCALE: 3/4" = 1'-0"



8A 20'x20' STEEL CANOPY HIP/RIDGE DETAIL SCALE: 3/4" = 1'-0"

Tax Parcel # 02-039-187

2180 Street Road, Bensalem, PA 19020





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

December 2, 2013

UHaul
2180 Street Road
Bensalem Pa. 19020

Project:	Canopy
Project Address:	2180 Street Road Bensalem, Pa. 19020
Tax Parcel:	02-039-187
Permit Status:	Application Denied

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Act 45, PA UCC, Section 403.43(b). The file accompanying this letter as a separate attachment shows what was found during the review. The noted 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. The comments on the marked up plans serves as the basis for a rejection on the project until required changes have been made.

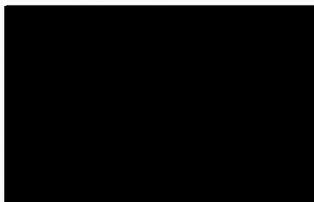
You are required to resubmit plans with revisions and will need to send a new **complete** set of plans. Return it to the Building & Planning Department. **You are required to include a summary list of all changes that were made to the plans including those required by the Township. For each change made 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. If sending via email use the permitcenter@bensalem-township.org address.

It is our intent that you receive as few rejections as possible and provide you and the reviewers a more efficient method for completing the process.

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 Code Appeals Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,



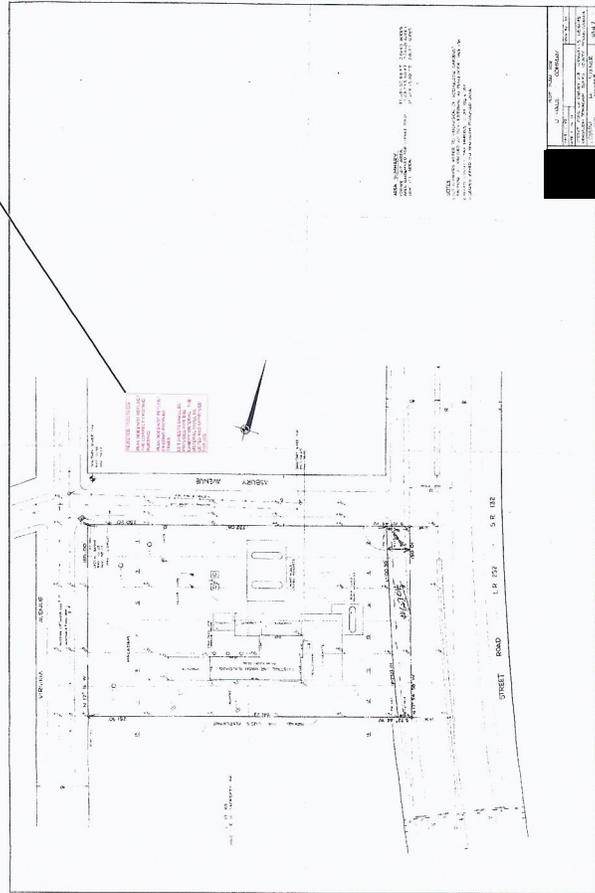
Mathew K. Takita
Director of Building and Planning

MKT/kl
Enclosures

PLAN DOES NOT REFLECT THE CORRECT EXISTING BUILDING.

PLAN DOES NOT REFLECT EXISTING PROPANE TANKS.

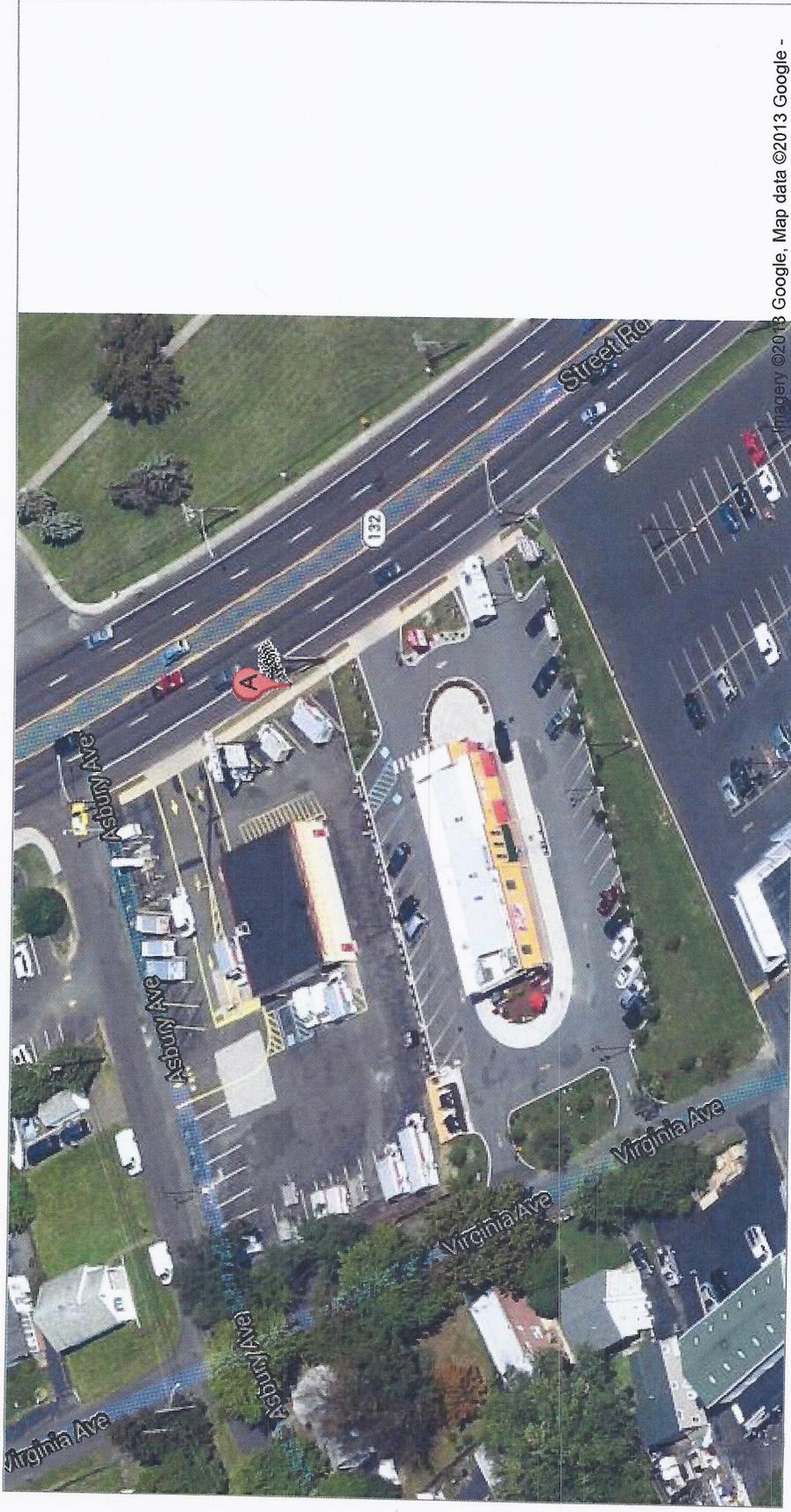
CUT SHEETS SHALL BE PROVIDED FOR THE CANOPY MATERIAL. THE MATERIAL SHALL BE LISTED AND APPROVED FOR USE.



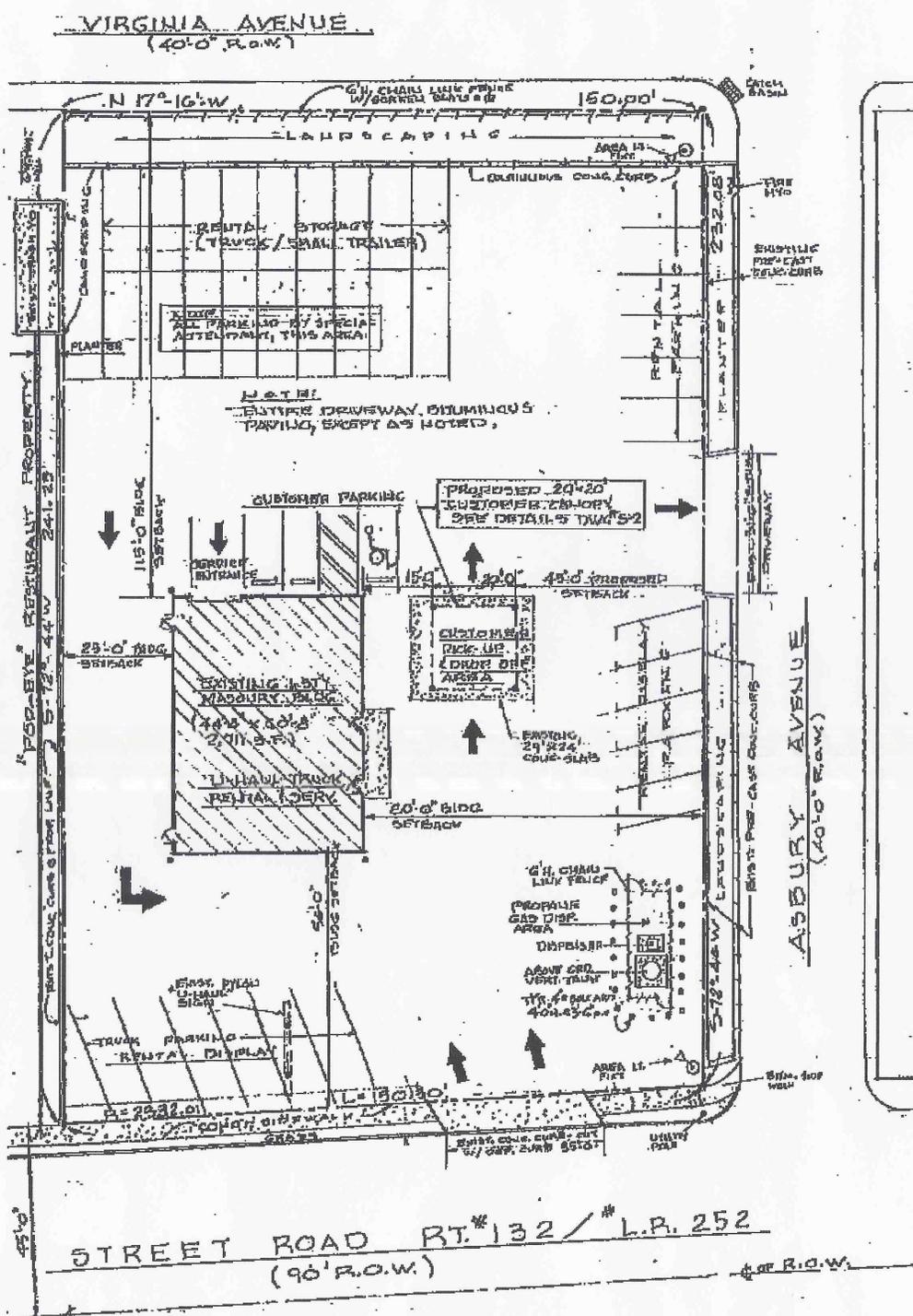
DATE	11/22/2013
TIME	7:51:46 PM
PROJECT	
DRAWN BY	
CHECKED BY	
SCALE	
SHEET NO.	
TOTAL SHEETS	



To see all the details that are visible on the screen, use the "Print" link next to the map.



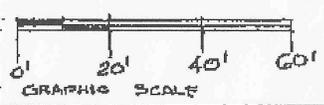
Imagery ©2013 Google, Map data ©2013 Google -



The pro
yard and
require
Section



SITE PLAN



SCALE: 1" = 20'-0"

Tax Parcel # 02-039-187

2180 Street Road, Bensalem, PA 19020

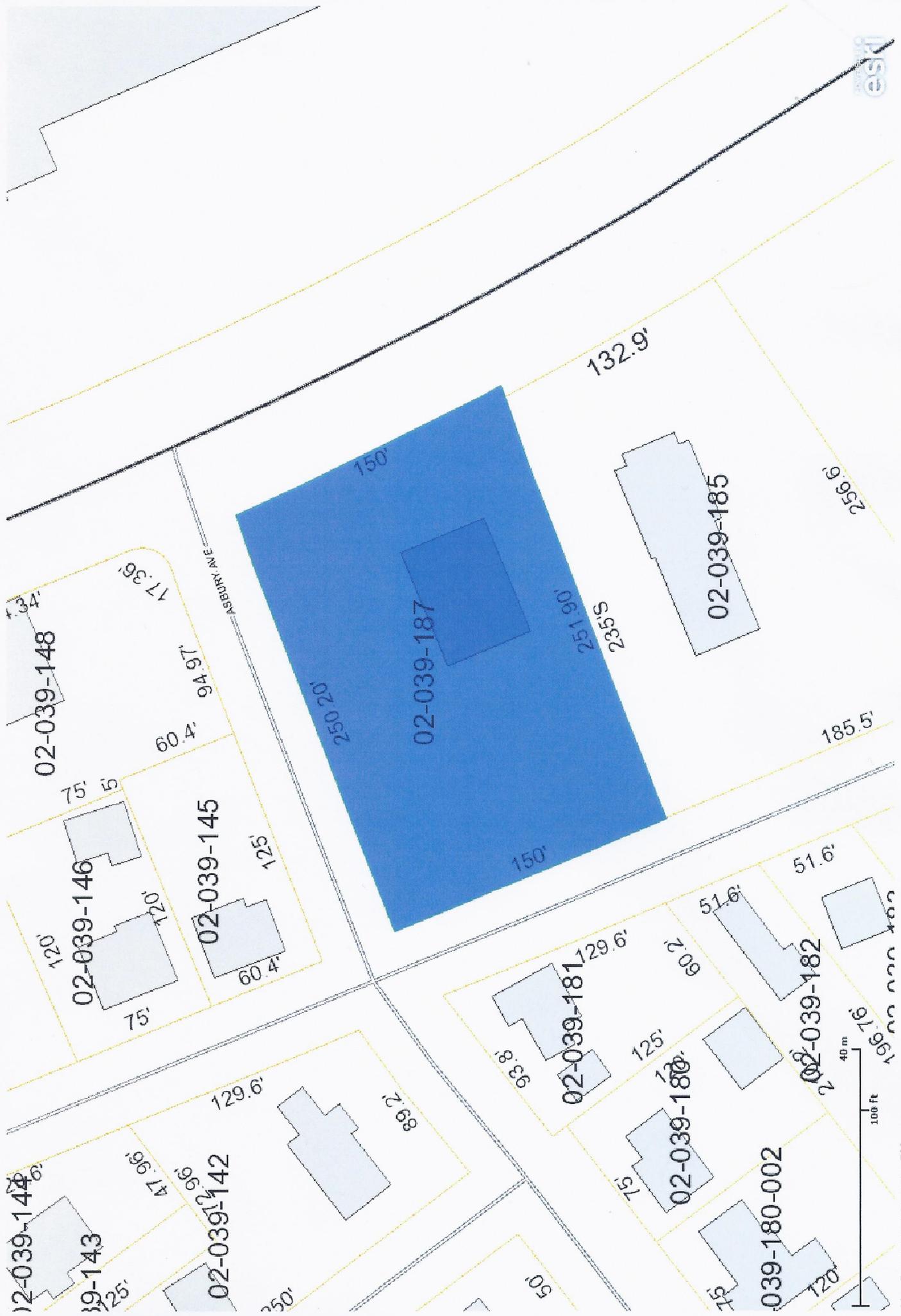


Image 1
Example of same size Canopy located at
1600 Highland Ave, PA 19013



Image 2
Example of same size Canopy located at
1600 Highland Ave, PA 19013

