



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: School Lane Charter School

Address: 2400 Bristol Pike

Bensalem, PA 19020

Phone No. [REDACTED]

Owner's Name: Bucks County Specialty Hospital, L.P.

Address: 925 Chestnut Street

Philadelphia, PA 19107

Phone No. _____

Attorney Name: Henry E. Van Blunk, Esquire / Stark & Stark, P.C.

Address: 777 Township Line Road, Suite 120

Yardley, PA 19067

Phone No. [REDACTED]

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

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

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-035-001-008

Location: 3330 Tillman Drive, Bensalem, PA

Lot Size: 4.5 Acres

Present Use: Currently vacant; previously housed ITT Technical School

Proposed Use: School and Administrative Office

Present Zoning Classification: PCD

Present Improvement upon Land: 25,000 square foot building

Deed recorded at Doylestown in Deed Book _____ Page _____
Instrument Number 2013018681

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: N/A

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):

Section 232-463(b)

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

Grant a variance to allow a school to operate

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.

A college or university is a permitted use in the PCD. The use being proposed is very similar. The applicant must operate in the Township and there are limited areas a school can be operated as a permitted use.

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

4/8/14
Date

Sworn to and subscribed before me this

8th day of April 200¹⁴

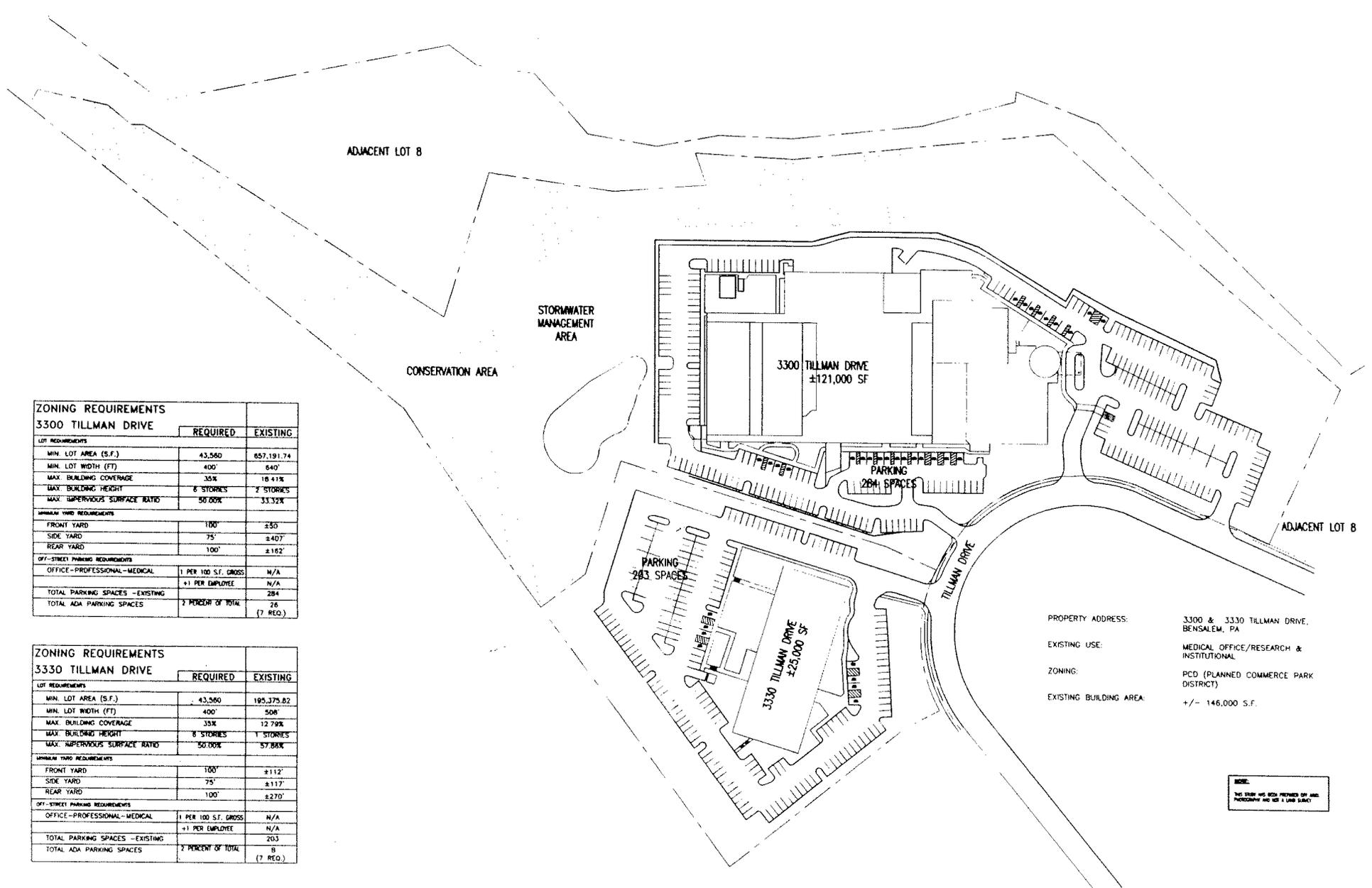
Notary Public

My commission expires:



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Diane M. Koszyk, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires Nov. 13, 2015

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



ZONING REQUIREMENTS 3300 TILLMAN DRIVE		
	REQUIRED	EXISTING
LOT REQUIREMENTS		
MIN. LOT AREA (S.F.)	43,560	657,191.74
MIN. LOT WIDTH (FT)	400'	640'
MAX. BUILDING COVERAGE	35%	16.41%
MAX. BUILDING HEIGHT	8 STORIES	2 STORIES
MAX. IMPERVIOUS SURFACE RATIO	50.00%	33.32%
MINIMUM YARD REQUIREMENTS		
FRONT YARD	100'	±350'
SIDE YARD	75'	±407'
REAR YARD	100'	±162'
OFF-STREET PARKING REQUIREMENTS		
OFFICE-PROFESSIONAL-MEDICAL	1 PER 100 S.F. GROSS	N/A
	+1 PER EMPLOYEE	N/A
TOTAL PARKING SPACES -EXISTING		264
TOTAL ADA PARKING SPACES	2 PERCENT OF TOTAL	26 (7 REQ.)

ZONING REQUIREMENTS 3330 TILLMAN DRIVE		
	REQUIRED	EXISTING
LOT REQUIREMENTS		
MIN. LOT AREA (S.F.)	43,560	195,375.82
MIN. LOT WIDTH (FT)	400'	506'
MAX. BUILDING COVERAGE	35%	12.79%
MAX. BUILDING HEIGHT	8 STORIES	1 STORIES
MAX. IMPERVIOUS SURFACE RATIO	50.00%	57.86%
MINIMUM YARD REQUIREMENTS		
FRONT YARD	100'	±112'
SIDE YARD	75'	±117'
REAR YARD	100'	±270'
OFF-STREET PARKING REQUIREMENTS		
OFFICE-PROFESSIONAL-MEDICAL	1 PER 100 S.F. GROSS	N/A
	+1 PER EMPLOYEE	N/A
TOTAL PARKING SPACES -EXISTING		203
TOTAL ADA PARKING SPACES	2 PERCENT OF TOTAL	8 (7 REQ.)

PROPERTY ADDRESS: 3300 & 3330 TILLMAN DRIVE, BENSALEM, PA
 EXISTING USE: MEDICAL OFFICE/RESEARCH & INSTITUTIONAL
 ZONING: PCO (PLANNED COMMERCE PARK DISTRICT)
 EXISTING BUILDING AREA: +/- 146,000 S.F.

NOTE:
 THIS PLAN HAS BEEN PREPARED BY AND FOR THE ARCHITECT AND NOT FOR THE ENGINEER AND NOT FOR THE LAND SURVEYOR.

EXISTING
SITE PLAN
 SCALE 1" = 50'-0"

3300 & 3330 TILLMAN DRIVE
 BENSALEM, PA, BENSALEM TWP
 BUCKS COUNTY

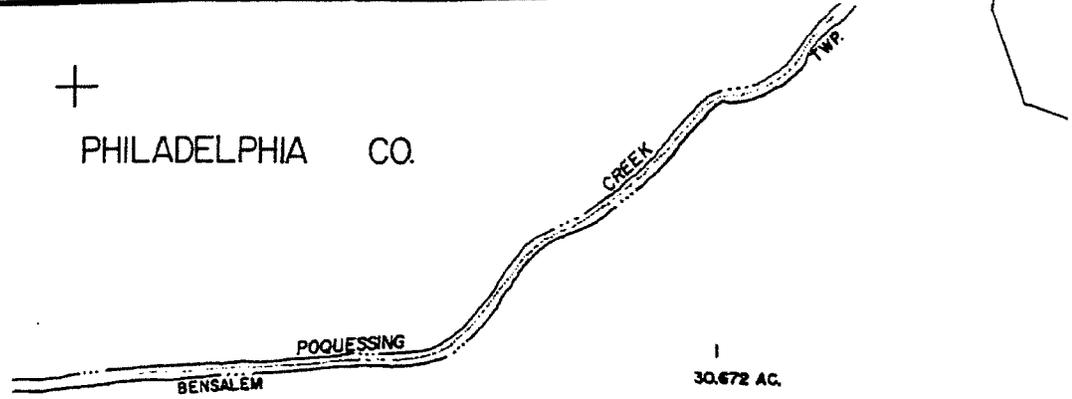
RHJ ASSOCIATES, PC
 ARCHITECTS - PLANNERS - LANDSCAPERS
 3316 S. ROCKEFIELD DR.
 WILMINGTON, DE 19810
 P. 302-482-2264 F. 302-395-2859

1000 W. NINTH AVE.
 KING OF PRUSSIA, PA 19406
 P. 610-317-4555 F. 610-317-8250

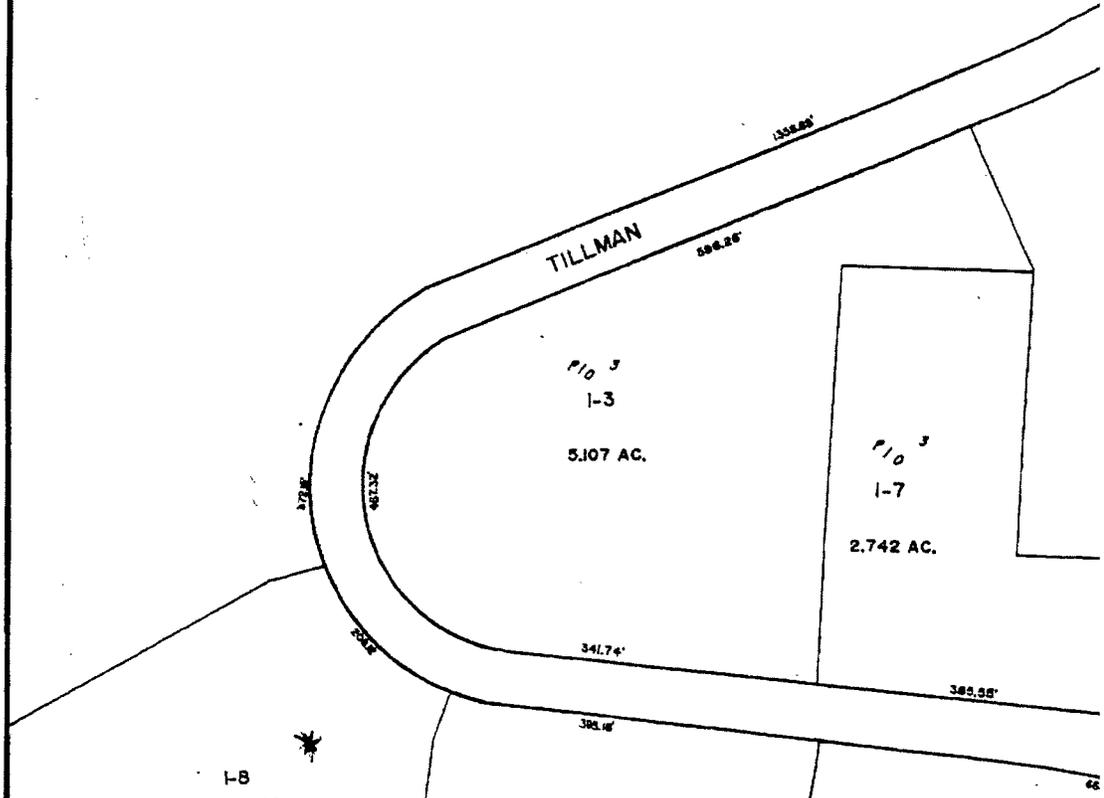
DATE: 1/25/2012
 PROJECT NO.: 00-0000



PHILADELPHIA CO.



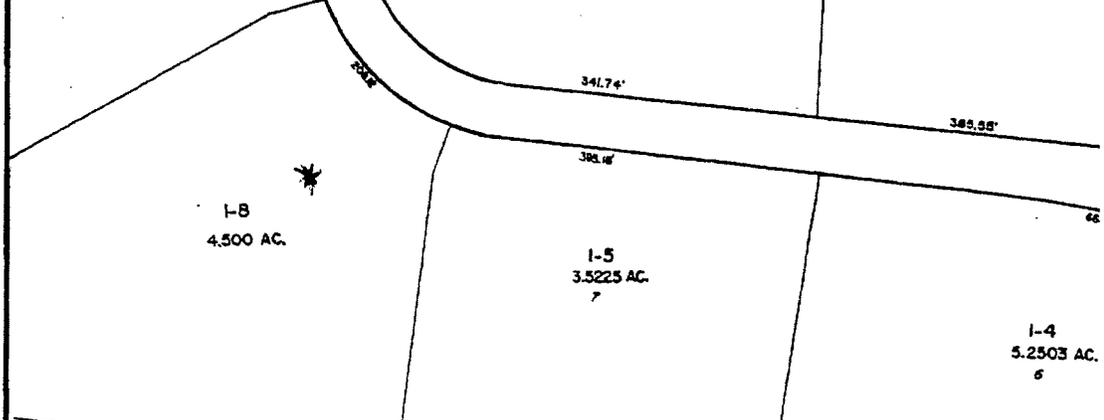
1
30.672 AC.



TILLMAN

P/O 3
1-3
5.107 AC.

P/O 3
1-7
2.742 AC.



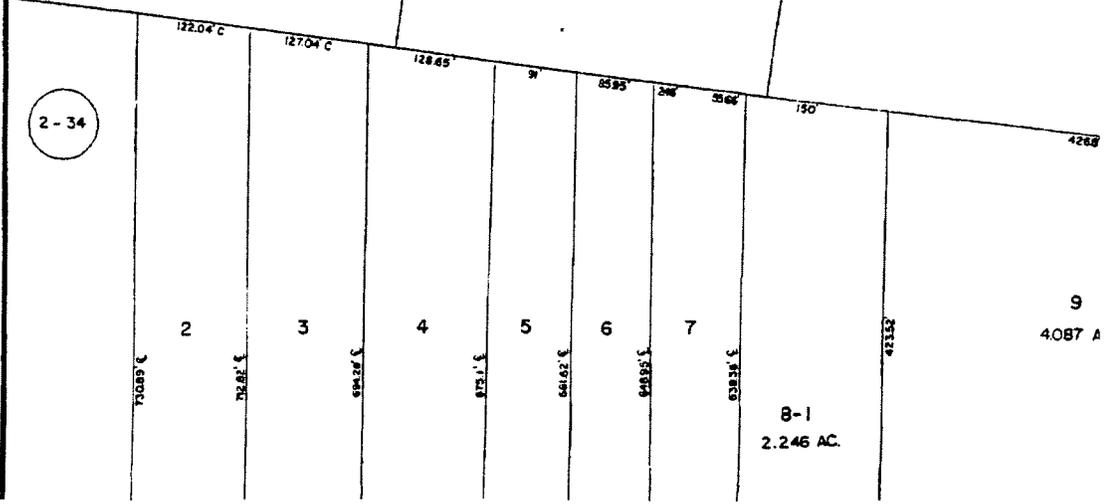
1-8
4.500 AC.

1-5
3.5225 AC.
7

1-4
5.2503 AC.
6

BUCKS COUNTY TAX MAP

2 - 34



2

3

4

5

6

7

8-1
2.246 AC.

9
4087 A

130.89'