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: Matthew Clift / MRC Electric

Address: 71 Lydia Ave Churchville, PA, 18966

Phone No. _____

Owner's Name: Daniela Carisano

Address: 3501 Brownsville Rd
Feasterville-Trevose, PA, 19053

Phone No. _____

Attorney Name: _____

Address: _____

Phone No. _____

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

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):

See attached.

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

See attached.

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.

See attached.

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

9/9/15
Date

Sworn to and subscribed before me this

9th day of September 2015

Notary Public

My commission expires: 05/07/16

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
MARIE MACDONALD, NOTARY PUBLIC
BENSALEM TWP, BUCKS COUNTY
MY COMMISSION EXPIRES MAY 07, 2016

1. **Application relates to the following:**

Check items if applicable:

☐	**Use**	☒	**Lot Area**
☐	**Height**	☐	**Yards**
☐	**Existing Building**	☐	**Proposed Building**
☐	**Occupancy**		
☐	**Other:** (describe)	Set back for free standing sign.	

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

Tax Parcel Number: 02-004-054

Location: 3501 Brownsville Rd, Feasterville-Trevose, PA

Lot Size: 75' x 180'

Present Use: Mexican Restaurant

Proposed Use: Same

Present Zoning Classification:

Present Improvement upon Land: Free standing sign

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.

See attached

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: See attached

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

September 3, 2015

MRC Electric
71 Lydia Ave
Churchville, Pa 18966

Project:	FREESTANDING SIGN
Project Address:	3501 Brownsville Rd Trevose, Pa 19053
Tax Parcel:	02-004-054
Property Owner:	Peppes Mexican Grill
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,

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

Email Address

HWG/lva
Enclosures

Peppe's Mexican Grill
Bensalem Township
3501 Brownsville Road
Feasterville-Trevose, PA

Specific reference to section of the Zoning Ordinance upon which application for variance is based: Sec. 232-716 (2) a.2.

Action desired by appellant or applicant: Matthew Clift (Mrc Electric) Appellant seeks relief in the form of a variance to allow a freestanding sign to be installed short of the required setback stated in Sec. 232-716 (2) a.2.

Reasons appellant believes the board should approve desired action: Matthew Clift Appellant believes the board should approve based on Sec. 232-716 (1) (i) (ii), where lineal frontage and lot square footages exceed requirements.

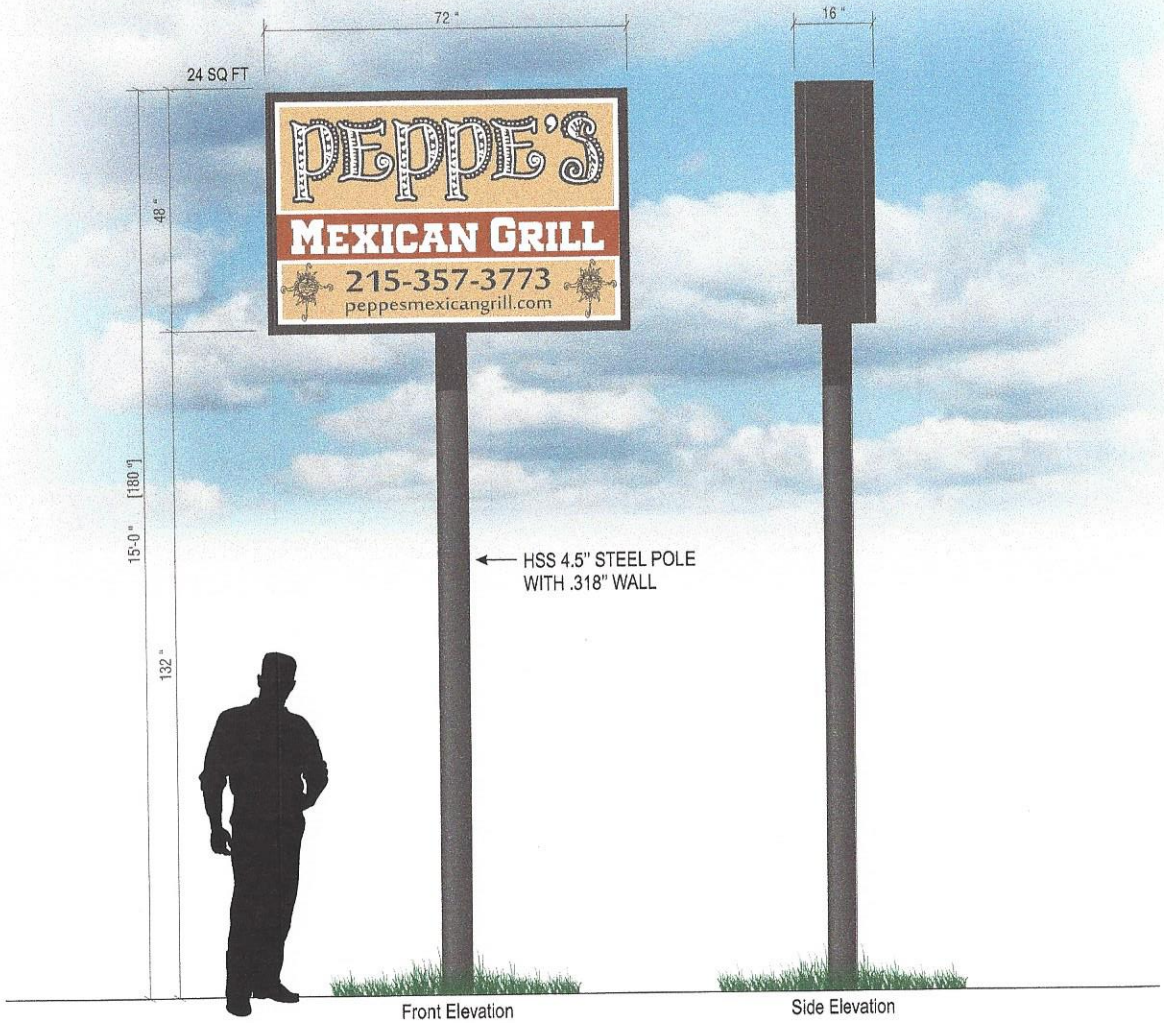
The strict application of the Zoning Ordinance will cause a detriment in reasonable return due to the unique positioning and setback of the building on the property. Peppe's Mexican Grill is requesting the installation of a new freestanding sign 8' setback from the side property line where a 15' setback is required by the Zoning Ordinance.

A true hardship is created by the inability of Peppe's to properly identify itself to their potential customer base. It is crucial that passersby be able to recognize the restaurant as a destination and mentally place the restaurant.

Without the requested signage the restaurant could easily be misidentified by potential customers.

Pylon Sign Elevation

Scale: 1/2" = 1'-0"

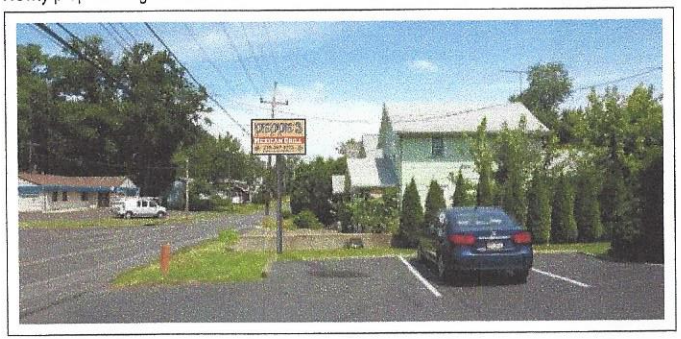


Double Sided Pylon Sign:

Internally illuminated sign with white LED'S & transformer
Fabricated aluminum sign cabinet & retainers painted black
White lexan faces with applied vinyl graphics

Colors:

Newly proposed sign & location



Newly proposed sign & location

Customer Approval:

DRAWINGS PREPARED BY:

MRC SIGNS | LIGHTING | ELECTRICAL

CORPORATE HEADQUARTERS
145 Railroad Drive
Warminster, PA 18974
267.988.4370

This is an original unpublished drawing created by MRC Electrical & Sign Specialists. It is submitted for your exclusive use, in connection with a project being planned. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. This drawing is the property of MRC Electrical & Sign Specialists

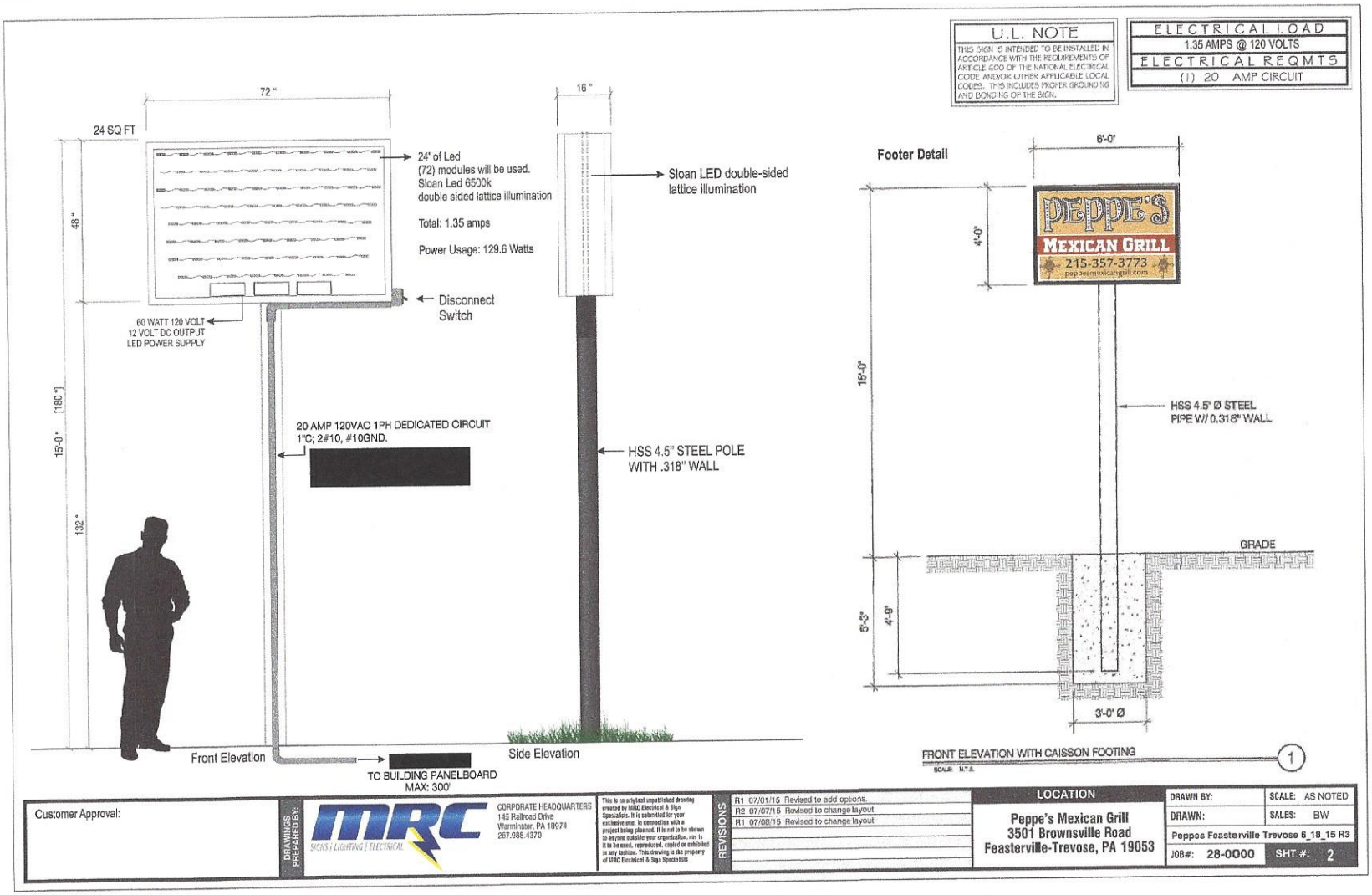
REVISIONS

R1	07/01/15 Revised to add options.
R2	07/07/15 Revised to change layout
R1	07/08/15 Revised to change layout

LOCATION

Peppe's Mexican Grill
3501 Brownsville Road
Feasterville-Trevose, PA 19053

DRAWN BY:	SCALE: AS NOTED
DRAWN:	SALES: BW
Peppes Feasterville Trevose 6_18_15 R3	
JOB#: 28-0000	SHT #: 1



U.L. NOTE
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

ELECTRICAL LOAD
1.35 AMPS @ 120 VOLTS
ELECTRICAL REQMTS
(1) 20 AMP CIRCUIT

Customer Approval:

DRAWINGS PREPARED BY:

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DRAWN:	SALES: BW
Peppes Feasterville Trevose 6_18_15 R3	
JOB#: 28-0000	SHT #: 2

CHARLES H. POWELL JR.
CONSULTING ENGINEER
299 NORTH WEISGARBER ROAD
KNOXVILLE, TN 37919-4013
865-584-0999
FX: 865-584-5213

MBI
michael brady inc.
sign engineering
structural engineering

KNOXVILLE OFFICE
299 WEISGARBER RD.
KNOXVILLE, TENNESSEE
37919
PHONE 865-584-0999
FAX 865-584-5213

PROJECT: 3501 Brownsville Road Feasterville-Trevose, PA 19053

DRAWING TITLE: Peppe's Mexican Grill

DRAWN BY:	CHECKED BY:	COMM. NO.	DATE:
RWC	CHP	150441.01	8/26/15

REV. #	DATE	DRAWN BY

DRAWING NO.
DWG.
E1

Existing Site

Newly proposed sign & location

Customer Approval:

DRAWINGS PREPARED BY:

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SIGNS | LIGHTING | ELECTRICAL

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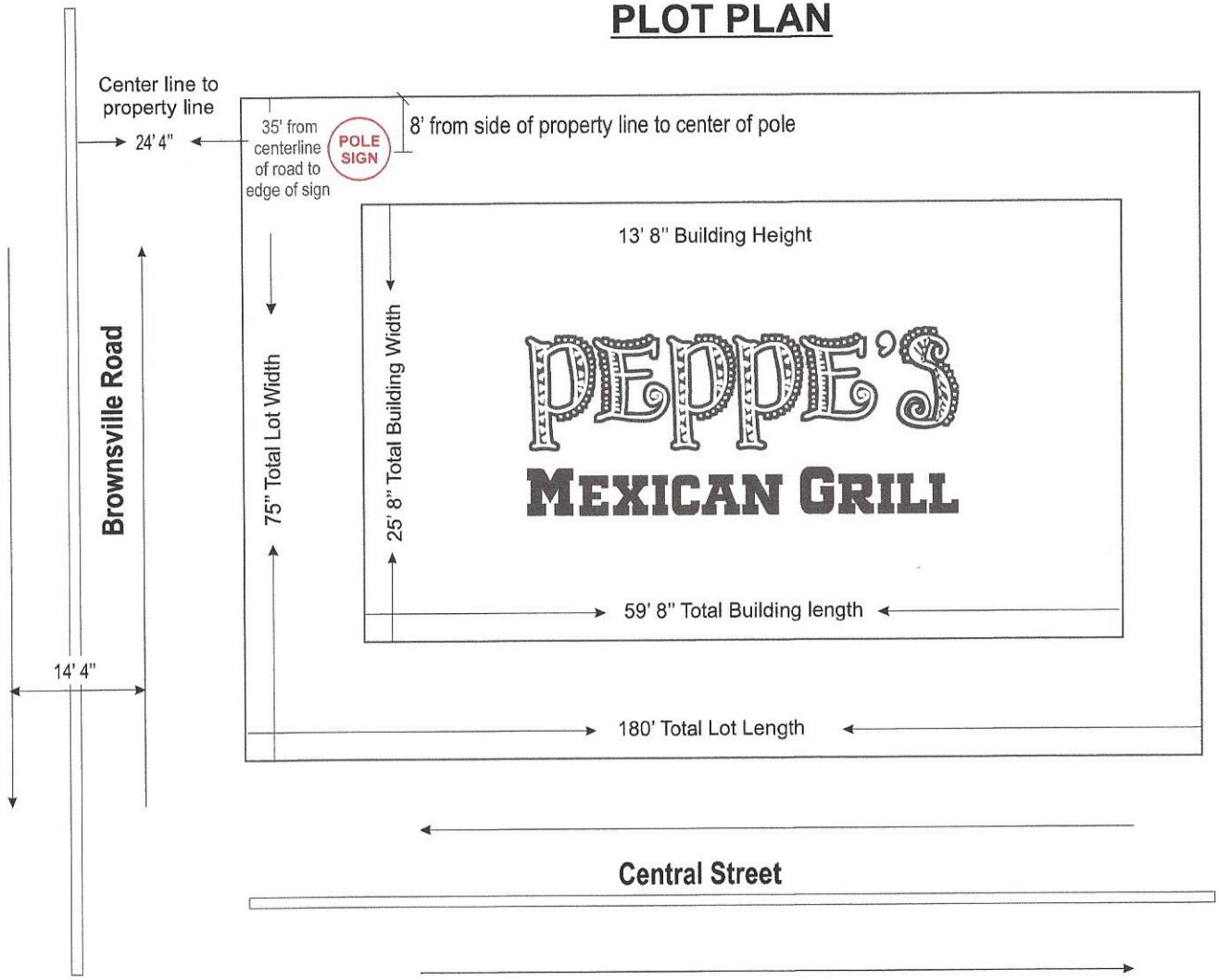
DRAWN:	SALES: BW
Peppes Feasterville Trevose 6_18_15 R3	
JOB#: 28-0000	SHT #: 5

PLOT PLAN



Neighboring Sign

Customer Approval:

DRAWINGS PREPARED BY:

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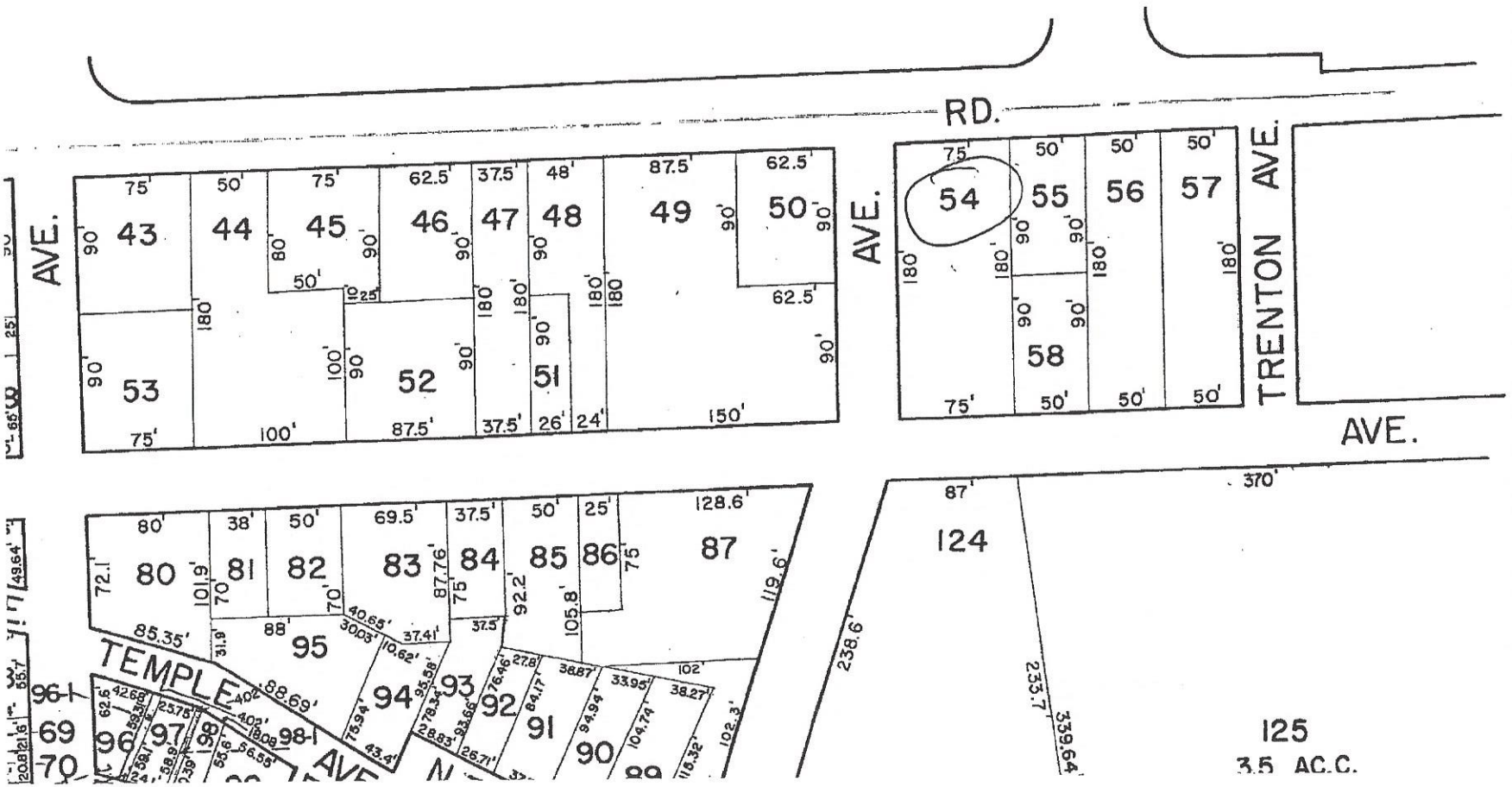
DRAWN:	SALES: BW
Peppes Feasterville Trevose 6_18_15 R3	
JOB#: 28-0000	SHT #: 4


RD.
AVE.
AVE.
TRENTON AVE.
AVE.
TEMPLE
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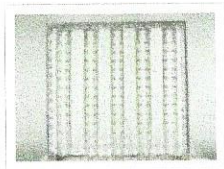
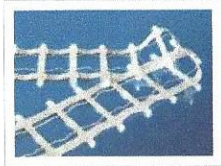
125
3.5 AC.C.

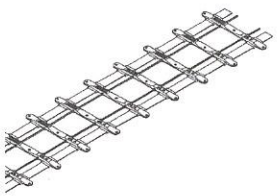
SloanLED
Leaders in LED Technology

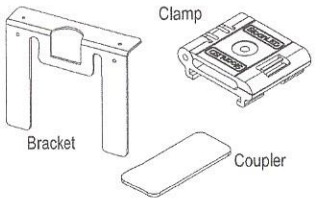




SignBOX II

LED illumination for single or double-sided sign boxes





Specifications

Part number	Single-sided	6500 K	701946-6WS201
	Single-sided	5000 K	701946-5WS201
	Double-sided	6500 K	701946-6WD201
	Double-sided	5000 K	701946-5WD201
Dimensions L × W × H	8.5 in × 1.0 in × 0.3 in 60 modules per 20 ft chain		
Viewing angle	120°		
LEDs per module	Single-sided	3	
	Double-sided	6	
Modules per foot	3		
Coverage per row	12 in		
Optimal light throw	5 to 12 inches from face		
Operating temperature	-40° C to +70° C		
Protection class	IP66		
Special feature	Cuttable in 4 inch increments		
Power per module	Single-sided	0.90 W	
	Double-sided	1.80 W	
Efficacy	6500 K	117 lm/W	
	5000 K	100 lm/W	
Power capacity	Per SloanLED 60 W 12 VDC power supply		
	Single-sided	60 modules	
	Double-sided	30 modules	
Fastening	Clamps with mechanical fasteners		
Packaging	20 ft (60 modules) per carton, 16 clamps included		
Color temperatures	6500 K, 5000 K		

Lumens per module	Single-sided	6500 K	105
	Single-sided	5000 K	90
	Double-sided	6500 K	210
	Double-sided	5000 K	180
Mounting hardware	Bracket	Bag of 10	401309-10
	Clamp	Bag of 16	410155-16
	Coupler	Bag of 10	401330-10

RoHS Compliant

Customer Approval:

DRAWINGS PREPARED BY:

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