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: VIJU PROPERTY, LLC

Address: 309 Palton Road

Bensalem, PA 19020

Phone No. [redacted]

Owner's Name: same as above

Address: _____

_____

Phone No. _____

Attorney Name: Christopher H. Steward, Esquire

Address: 2246 Bristol Pike

Bensalem, PA 19020

Phone No. [redacted]

_____

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) **Impervious Surface Coverage, Building Coverage, Front Yard, Side Yard, Parking Spaces, Parking Area, Location of Parking Spaces and Proposed Parking Lot Size**

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: None

Proposed Use: Business/Professional

Present Zoning Classification: Commercial

Present Improvement upon Land: None

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):

232-436(2), 436(3)a, 436(3)d, 436(3)b, 586, 587(d)(2)b, 587(d)(2)d

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

Applicant seeks variances for impervious surface coverage, building coverage, front yard, side yards, number of parking spaces, location of parking area and spaces and size of parking lot

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 five (5) Business/Professional Rental Units on an irregularly shaped lot with. 13,415.5 square feet. Applicant needs 5 Units 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.

[redacted] 11/13/14

Appellant's or Owner's Signature Date

Sworn to and subscribed before me this

13th day of November 2014

[redacted]

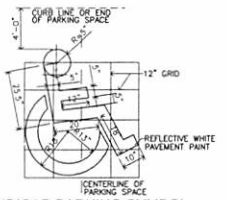
Notary Public

My commission expires: August 6, 2017

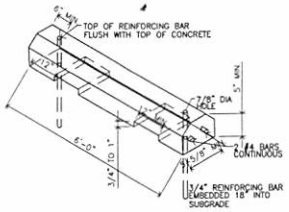
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CHRISTOPHER H. STEWARD, Notary Public
Bensalem Twp., Bucks County
My Commission Expires August 6, 2017

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IBC, OSHA, NFPA, LOCAL, STATE CODES & ALL OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING SUFFICIENT MATERIALS TO COMPLETE THE WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS AS REQUIRED TO SATISFACTORY COMPLETE THE WORK AND COMPLY WITH ALL LOCAL, STATE & FEDERAL REGULATIONS GOVERNING THE PROPOSED CONSTRUCTION.
4. ESTIMATED LOT AREA = 13,415.5 SF;
   PROPOSED BUILDING COVERAGE IS 3,607 SF = 26.9%;
   PROPOSED IMPERVIOUS SURFACE AREA IS 10,980 SF = 81.8%



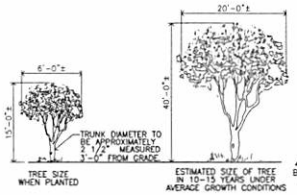
HANDICAP PARKING SYMBOL
SCALE: N.T.S.



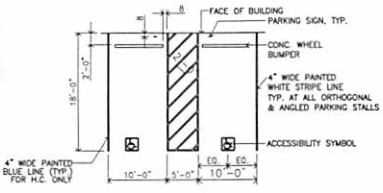
PARKING BUMPER (PRECAST CONCRETE)
SCALE: N.T.S.

SITE LOCATION MAP
SCALE: N.T.S.

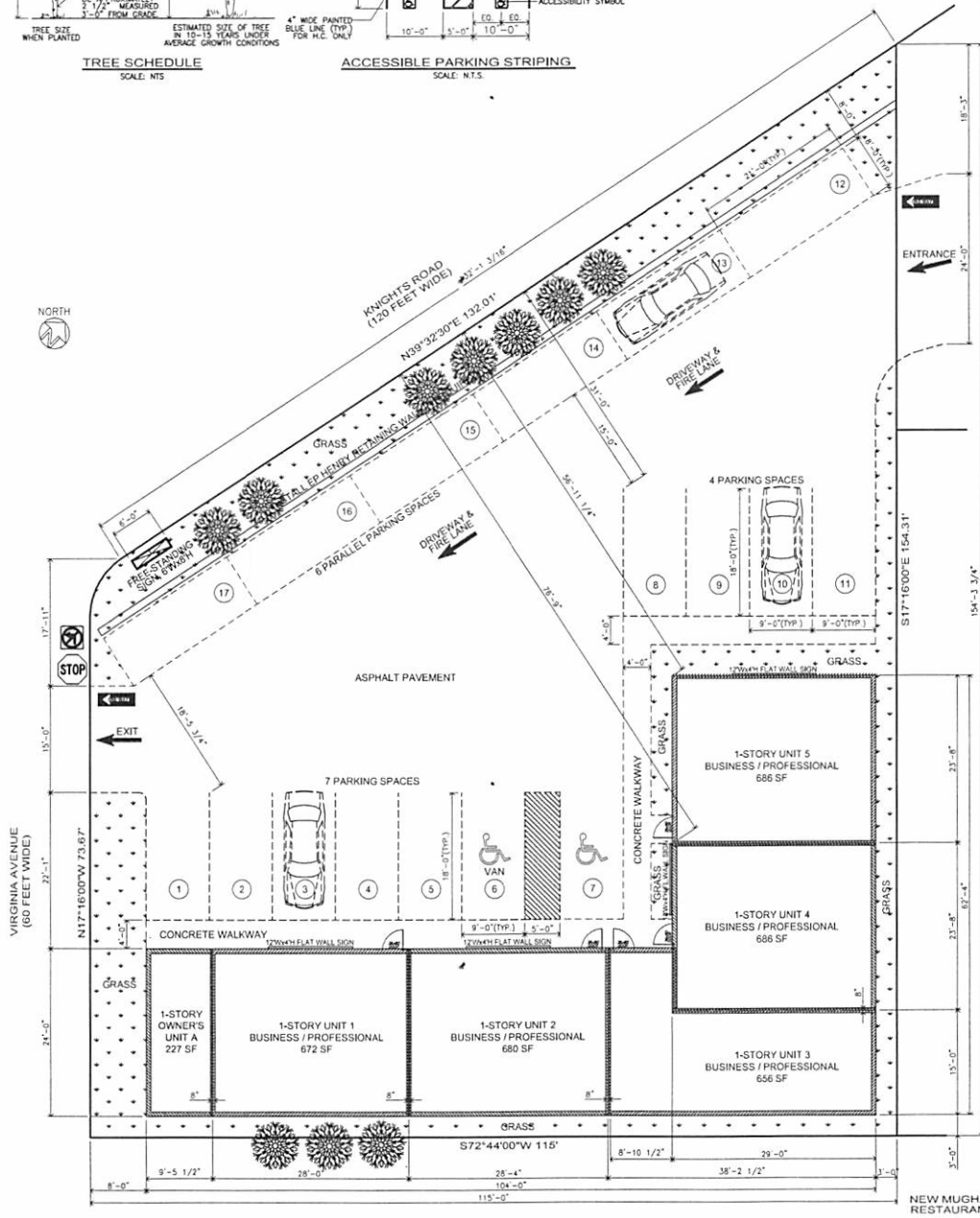
AERIAL PHOTO
SCALE: N.T.S.



TREE SCHEDULE
SCALE: NTS



ACCESSIBLE PARKING STRIPING
SCALE: N.T.S.



SITE PLAN
SCALE: 1/8"=1'-0"

THIS DRAWING MAY NOT BE AN EXACT REPRESENTATION OF THE EXISTING STRUCTURES AND CONDITIONS, BUT IS INTENDED TO BE A REASONABLY ACCURATE FACSIMILE FOR CONSTRUCTION PURPOSES.

STOP—CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE
PA ONE CALL SYSTEM, INC.
1-800 242-1776

No.	REVISION	DATE	DRAWN BY	CHECKED BY
0	ISSUED FOR REVIEW	10/08/14	FI/LCD	5/15

PROPOSED BUSINESS & COMMERCIAL CENTER
2937 KNIGHTS ROAD
BENSALEM, PA 19020
OWNER: VIJU PROPERTY, LLC
SITE PLAN

SCALE	DRAWING No.	SHEET	REV. No.
1/8"=1'-0"	11-1819 Z	1 of 1	P

PDP995.pc3

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

November 13, 2014

Vijay Patel
2937 Knights Rd
Bensalem, Pa. 19020

Project:	Business Professional Office
Project Address:	2937 Knights Rd Bensalem Pa. 19020
Tax Parcel:	02-036-291
Property Owner:	same as addressed
Permit Status:	application denied

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to the *Code of the Township of Bensalem*, Chapter 232 ZONING. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

- **Proposed approximate 90% impervious surface is greater than the allowable 60%. [Section 232-436(2)]**
- **Proposed 28% building coverage is greater than the allowable 25%. [Section 232-436(2)]**
- **The required 25 ft front yard along Virginia Ave has not been provided. [Section 232-436(3)a.] [Section 232-436(3)d.]**
- **The required 2 side yards with an aggregate total of 30 ft and neither less than 12 ft have not been provided. [Section 232-436(3)b.]**
- **Proposed 17 parking spaces are less than the required 19. [Section 232-586]**
- **The proposed parking areas are located in the front yard which is not permitted. [Section 232-587(d)(2)b.]**
- **Some of the proposed parking spaces are located within 15 ft of the property line and withing15 ft of a proposed building which is not permitted. [Section 232-587(d)(2)b.]**
- **The proposed parking lot appears to exceed the allowable maximum of 50%. [Section 232-587(d)(2)d.]**

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 appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

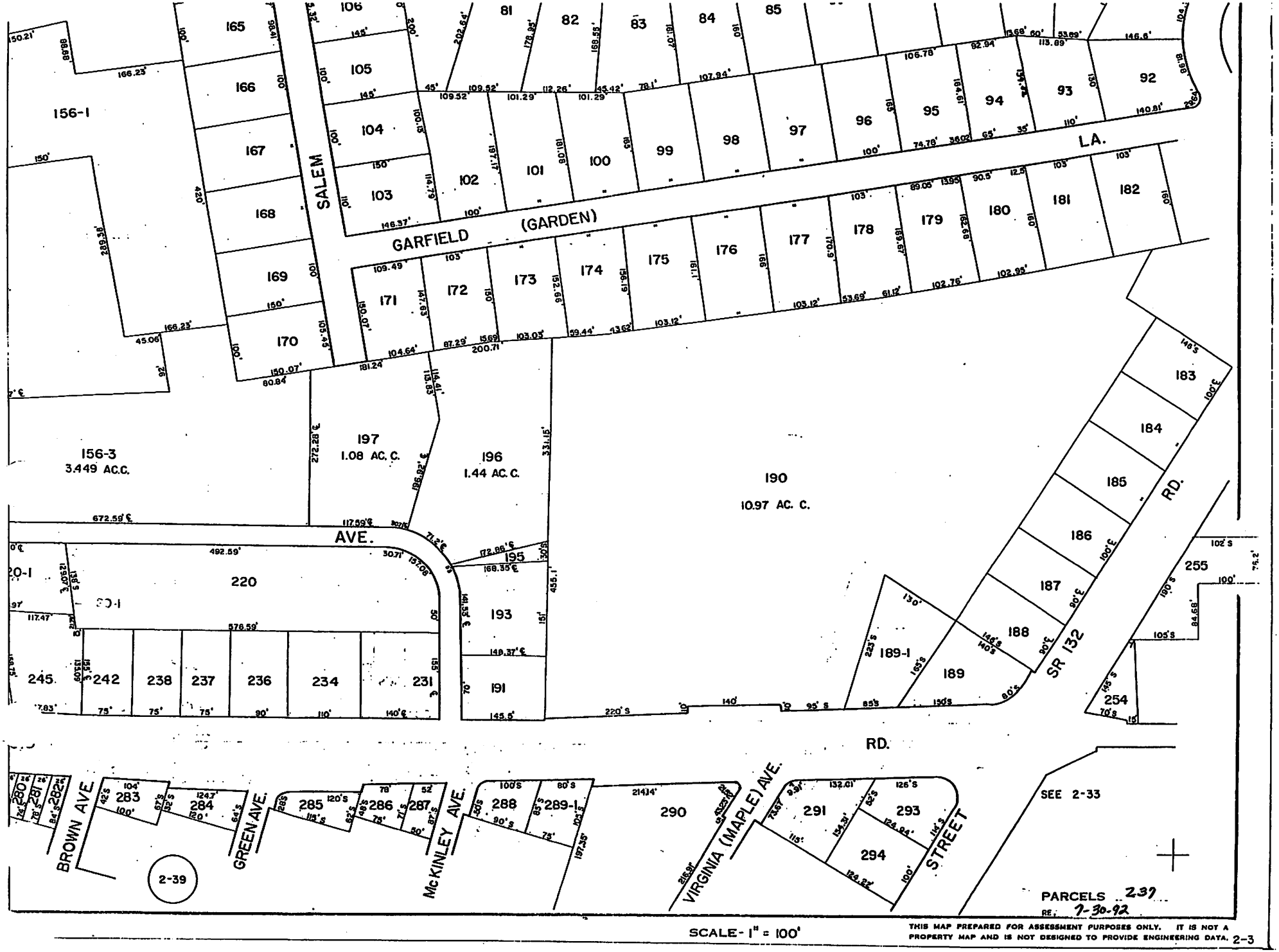
[redacted]

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

[redacted]

[redacted]
email address

HWG/lva


SALEM
GARFIELD (GARDEN) L.A.
AVE.
RD.
SR 132
BROWN AVE
GREEN AVE.
McKINLEY AVE.
VIRGINIA (MAPLE) AVE.
STREET
156-1
156-3
3.449 AC.C.
197
1.08 AC. C.
196
1.44 AC. C.
190
10.97 AC. C.
220
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2-39
SEE 2-33
PARCELS 237
RE: 7-30-92
SCALE- 1" = 100'
THIS MAP PREPARED FOR ASSESSMENT PURPOSES ONLY. IT IS NOT A PROPERTY MAP AND IS NOT DESIGNED TO PROVIDE ENGINEERING DATA.
2-3