



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: Gary Petrillo

Address: 4925 Princeton Avenue
Philadelphia, PA 19135

Phone No. [REDACTED]

Owner's Name: Bruce Pertrillo and Gary Pertrillo

Address: 818 Bristol Pike
Bensalem Pa 19020-6358

Phone No. [REDACTED]

Attorney Name: Robert M. DeBias, Esq.

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:

- | | |
|---|---|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input checked="" type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input checked="" type="checkbox"/> Other: (describe) | <u>Buffer Yard adjacent to residence district and</u>
<u>Impervious Coverage</u> |

2. Brief description of Real Estate affected:

Tax Parcel Number: 2-29-19

Location: 818 Bristol Pike at the corner of Cedar Avenue

Lot Size: 132' x 271.99' 33,272.73 SF

Present Use: Office

Proposed Use: Office & General Service Shop

Present Zoning Classification: GC

Present Improvement upon Land: Office building

Deed recorded at Doylestown in Deed Book Inst #2013011075 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):

§232-381.(2) and §232-593.

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

We desire a variance for proposed total impervious surface coverage 63.72 percent, which is more than the 60% allowed & the yard provided from the rear of the 20-foot buffer yard is 45 feet in width, which is less than 75 feet required

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.

We believe the Zoning Hearing Board could grant this variance under §232-781(e)(4) that the variance, if authorized, will not alter the essential character of the neighborhood.

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 Signature]

2/9/15

Appellant's or Owner's Signature

Date

Sworn to and subscribed before me this

9TH day of FEBRUARY 2015

[Redacted Notary Signature]

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
FRANCIS J. ERNST, Notary Public
Bensalem Twp., Bucks County
My Commission Expires November 16, 2016



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

January 27, 2015

Bruce Petrillo
818 Bristol Pk
Bensalem, PA 19020

Project:	ZONING PERMIT
Project Address:	818 Bristol Pk Bensalem, PA 19020
Tax Parcel:	02-029-019
Property Owner:	Same as addressed
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, [Section 232-381(3)a and 232-586(d)(j)b]. 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,

[Redacted Signature]
Harold W. Gans, P.E., P.L.S.
Township Engineer

[Redacted Email Address]
Email address

HWG/lva
Enclosures

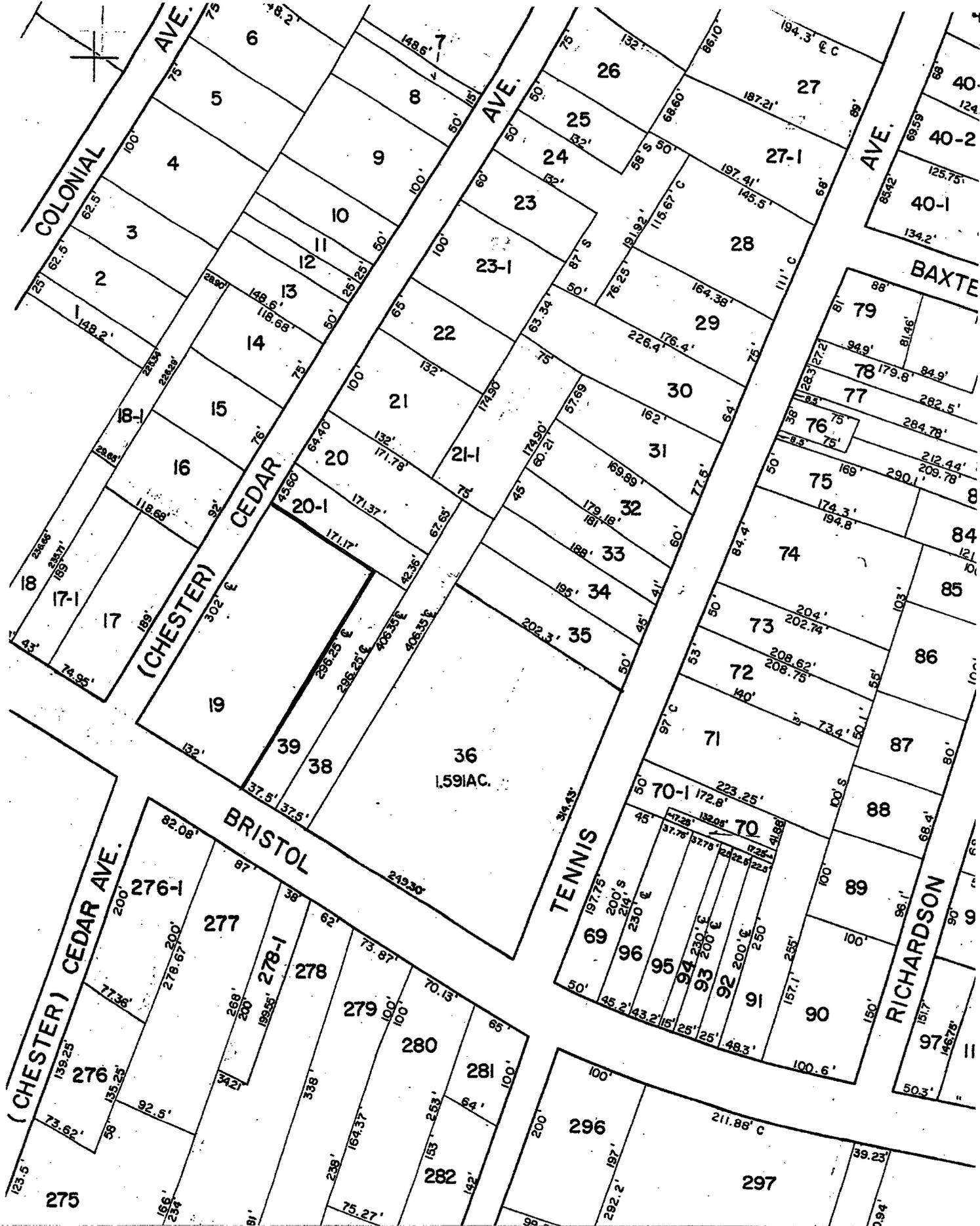
Summary of Comments on COMBINED.pdf

Page: 1

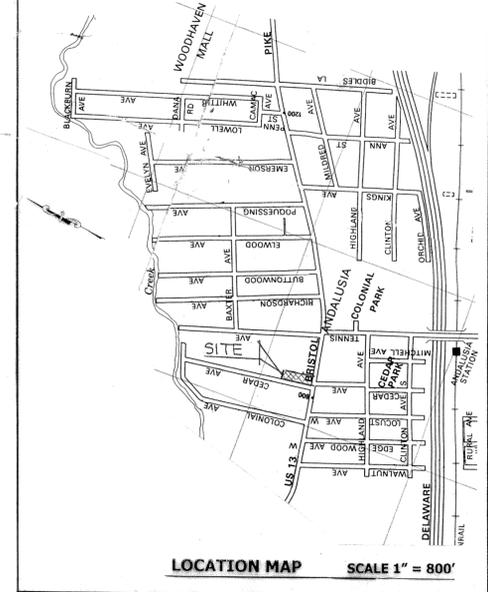
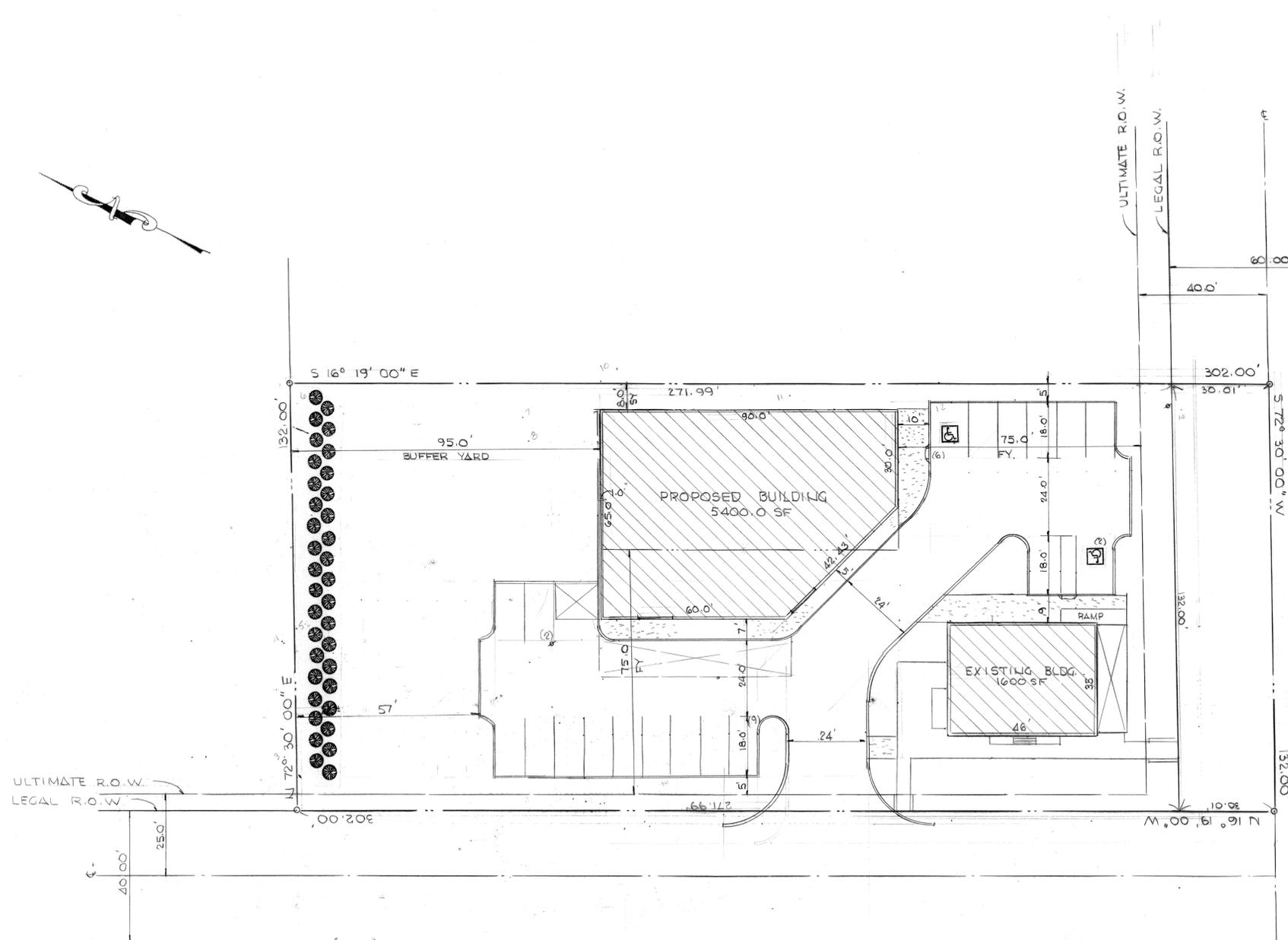
 Number: 1 Author: rgans Subject: ZONING REJECTION Date: 1/27/2015 9:26:39 AM

 Number: 2 Author: rgans Subject: Text Box Date: 1/27/2015 9:27:55 AM

Refer to two variances listed above



TMP 2-29-19
 Bruce and Gary Pertrillo
 818 Bristol Pike



Zoning Information: Zoned G-C General Commercial District

	Required	Existing	Proposed
Lot Area	7200 SF min.	35,902.68 SF	33,272.73 SF
Lot Width	60 Ft min	132 Ft	127 Ft
Building Area	35% max	5.29%	21.96%
Impervious Coverage	60% max	11.06%	57.86%
Front Yard	75 Ft min	Bristol Pike 15 Ft (Exist Bldg) Cedar Ave 22 Ft (Exist Bldg)	75 Ft (New Bldg) 52 Ft (New Bldg)
Side Yard	8 Ft min	73 Ft	8 Ft
Rear Yard	35 Ft min	N/A (corner lot)	N/A
Buffer Yard	75 Ft + 20 Ft min	78.4 Ft + 20 Ft	75 Ft + 20 Ft
Building Height	34 Ft max	24 Ft	30 Ft

Area Summary:

Lot Area	Deeded	39,864.00 SF	0.915 Ac
Legal ROW	35,902.68 SF	0.824 Ac	
to ULT ROW	33,272.73 SF	0.764 Ac	

Building Area

Existing to Legal ROW	Proposed to ULT ROW
Bldg 1,600 SF	Bldgs 7,000 SF
Porch 300 SF	Porch 300 SF
Total 1,900 SF = 5.29%	Total 7,300 SF = 21.96%

Impervious Coverage

Existing to Legal ROW	Proposed to ULT ROW
Bldg 1,600 SF	Bldgs 7,000 SF
Porch 300 SF	Porch 300 SF
Walks 770 SF	Walks 2,263 SF
Paving 1,300 SF	Paving 9,688 SF
Total 3,970 SF = 11.06%	Total 19,251 SF = 57.86%

Parking Summary:
 Office - Business services and professional: One space per 200 square feet of gross leasable areas
 Existing: 1,610 SF ÷ 200 SF = 8 Spaces Required
 Contractor, craftsman's or general service shop: One space per employee, both shop and field, and one space per five employees
 Proposed: 7 Employees = 7 Spaces Required
 7 Employees ÷ 5 = 2 Spaces Required
 Total = 17 Spaces Required
 Total Spaces Shown = 17 Spaces + 2 HC Space

- Notes:**
- Being Bucks County Tax Parcel No. 2-29-19
 - Owner of Record: Bruce Petrillo and Gary Petrillo
818 Bristol Pike, Bensalem Pa 19020-6358
Instrument # 2013011075
 - Appellant: Bruce Petrillo and Gary Petrillo
4925 Princeton Avenue
Philadelphia, PA 19135
 - Plan was made without the benefit of a title search. Property is subject to all deed restrictions and easements recorded or unrecorded.
 - Existing Buildings are serviced by existing Sanitary Sewer & Water Services located in Cedar Avenue.
 - Survey & topography performed by the Joseph F. Hamill, Jr. Professional Land Surveyor on November 12, 2014. Elevations are based Bensalem Township Sanitary Sewer datum. Benchmark is sanitary sewer manhole #471.
 - Property is not located within the 100-year or 500-year flood plain according to Flood Insurance Rate Map for Bensalem Township, Community Panel #42017C0503 F effective date May 18,1999.
 - Soil Type: UTB Urban land-Matapeake complex 0 to 8% slopes.
 - Applicant shall be subject to an Impact Fee of _____ as determined by the Bensalem Township Impact Fee Advisory Committee, which shall be paid to Bensalem Township prior to the issuance of a building permit. (§201-439(c)(1)(1))
 - The area between the existing and the ultimate right of way of Bristol Pike Road and Cedar Avenue shall be reserved for dedication to the township or the governmental agency having jurisdiction at that time.
 - The Load Space is for deliveries during off-peak hours.

Zoning Variance Granted:
 Bensalem Township Zoning Hearing Board at a hearing on July 11, 2013 grant the following variances:
 (a) §232-381(3)a of the Bensalem Township Zoning Ordinance requiring front yards to be at least seventy-five (75) feet in depth on all lots located in G-C General Commercial Districts;
 (b) §232-586(d)(1)b of the Bensalem Township Zoning Ordinance requiring a minimum setback of twenty-five (25) feet between parking spaces and the outside boundary of a public right-of-way or any other property line.
 With the following special conditions; Building height limited to thirty-four (34) feet & the parking/driveway aisle width to be twenty-(24) feet minimum

- Waivers:**
 Waivers requested from Bensalem Township Council
- §201-112.(d) A planting strip with an average width of ten feet and minimum width of seven feet shall be provided between the edge of the parking area and the outside wall of the nearest building. Parking area includes parking spaces, aisles and driveways. Sidewalks may be included within the planting strip area.
- §201-112.(h) Except at entrance and exit drives, all parking areas as specified in §201-112.(d) shall be set back from the future right-of-way line and all property lines at least 15 feet.
- §201-112.(p) All off-street commercial parking facilities which parallel any public right-of-way shall be screened from view by means of earthen berms, masonry or brick walls, or a combination of both, and landscaping. Berms shall be minimum of four feet in height for passenger car parking and eight feet in height for truck and tractor trailer parking and loading docks, except to provide for access driveways to the site and the necessary sight triangles. Landscaping shall be in addition to the requirement of §232-592 of the Bensalem Township Zoning Ordinance. Height of berm shall be measured vertically from the surface of the parking lot to the top of berm. Parking areas shall be located or designed in such a manner that they are visually secluded at eye level from an adjacent residential district. Grading to depress the parking area, raised berms, landscaping, or fencing are satisfactory methods to create such seclusion but in all cases shall meet the requirements of §232-586(c) of the Zoning Ordinance
- §201-114. (g) Parking areas shall be located or designed in such a manner that they are visibly secluded at eye level from the adjacent residential district. Grading to depress the parking area, raised berms, landscaping, or fencing are satisfactory methods to create such seclusion but in all cases shall meet the requirements of article XIII, §232-586(c) of the zoning ordinance.
- §201-114. (h) Refuse collection for nonresidential developments.
 (2) Collection stations shall be located separately from any buildings and shall be screened from view and landscaped on three sides.

NO.	DATE	REVISION	DRAWN	CHECKED

PROJECT NO. 121203
 SCALE 1" = 20'
 DATE
 DRAWN BY JH
 CHECKED BY
 DRAWING NO. S-1
 1 OF 1 SHEETS

Land Development Plan for
Bruce Petrillo and Gary Petrillo
 818 Bristol Pike, TMP 2-29-19
 Bensalem Twp., Bucks Co., Pa

Joseph F. Hamill Jr., PLS
 Land Surveying & Consulting LLC
 3636 Hulmeville Road, Bensalem, PA 19020
 215-639-7307 Fax 215-639-2855
 E-mail HamillSurvey@verizon.net

