



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

RECEIVED

JAN 04 2016

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

BENSALEM TOWNSHIP
BUILDING AND PLANNING

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: Redline Athletics, LLC

Address: 369 North Main Street

Milltown, NJ 08902

Phone No. _____

Owner's Name: Joseph DiEgidio, Jr., Blaze DiEgidio, Michael DiEgidio, Linda Wolf and Diane DiEgidio

Address: PO Box 946

Bensalem, PA 19020-0946

Phone No. _____

Attorney Name: Kimberly A. Freimuth, Esq., c/o Fox Rothschild LLP

Address: 2700 Kelly Road, Suite 300

Warrington, PA 18976

Phone No. _____

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

Lessee - Lease agreement to be provided at the hearing.

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: 02-045-037
Location: 1810 Byberry Road, Bensalem, PA 19020
Lot Size: 1.55 acres.
Present Use: Multi-tenant building
Proposed Use: Martial Arts/Personal Training (approx. 5,000 sq. ft.)
Present Zoning Classification: Light Industrial District
Present Improvement upon Land: _____
Deed recorded at Doylestown in Deed Book 5283 Page 1715

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:

Date Determination was made: December 18, 2015
Your statement of alleged error of Zoning Administrative Office: _____
The Applicant is requesting a use variance to allow a Martial Arts/Personal Training facility in the LI - Light
Industrial District.

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 232-532.

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

Requesting a use variance from section 232-532 to allow for the use of a Martial Arts/Personal Training facility in the L.I. District.

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.

Evidence to be presented at hearing.

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.

Redline Athletics LLC
Appellant's or Owner's Signature

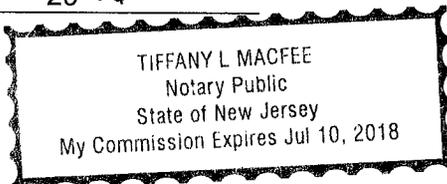
Manager 1/2/16
Date

Sworn to and subscribed before me this

2nd day of January 20 16

Notary Public

My commission expires: 7/10/18



Google Maps 1810 Byberry Rd



Imagery ©2015 Google, Map data ©2015 Google 50 ft



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 18, 2015

Redline Athletics
369 North Main Street
Milltown, NJ 08902

Project:	Personal Training
Project Address:	1810 Byberry Road Bensalem, Pa. 19020
Tax Parcel:	02-045-037
Property Owner:	Same as addressee

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):

**The proposed use as a personal training facility is not permitted in a L.I. District,
Light Industrial District.
[Section 232-532]**

A copy of the section cited above is included for your reference and convenience.

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,

Matthew K. Takita
Director of Building and Planning

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Certified and regular mail

MKT/ek
Enclosures

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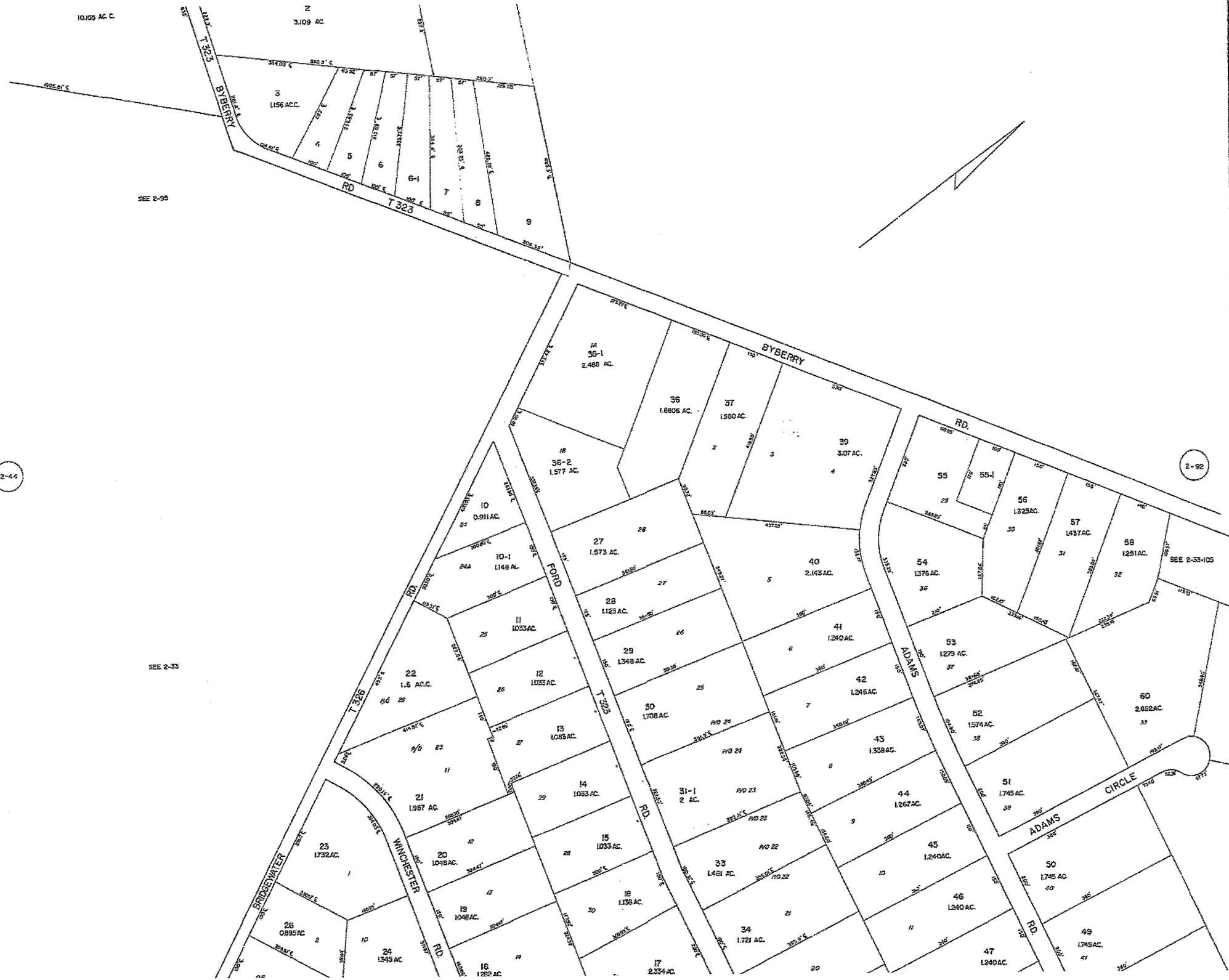
SEE 2-35

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