



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: Tanzola Fitness, LLC

Address: 651 Leeward Street
Coatsville, PA 19320

Phone No. [REDACTED]

Owner's Name: Trackstar Partners, LP

Address: 5803 15th Street East
Bradenton, FL 34203

Phone No. [REDACTED]

Attorney Name: Nathan D. Fox, Esquire/Thomas R. Hecker, Esquire

Address: Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard
Langhorne, PA 19047

Phone No. [REDACTED]

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

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: 02-037-005 and 02-037-006

Location: 2840 Street Road, Bensalem, PA 19020

Lot Size: 30,056 sf

Present Use: Shopping Center

Proposed Use: 24-Hour Fitness Club within shopping center

Present Zoning Classification: G-C

Present Improvement upon Land: Shopping Center

Deed recorded at Doylestown in Deed Book 1686 Page 0174

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

Not Applicable

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: Not Applicable

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 232-380 (Uses Permitted Within G-C District)

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

Grant a use variance from Section 232-380 to permit a 24-hour fitness club within the G-C District at the above address.

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. (i) Unique circumstances relative to this lot; (ii) Because of these

circumstances there is no possibility the property can be developed in conformity as a 24-hour fitness center; (iii) Any unnecessary hardship has not been created by the Appellant; (iv) The variance if authorized will not alter the essential character of the neighborhood; (v) The variance is the minimum variance that will afford a relief and represent the least modification possible to the regulation at issue.

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]

Appellant's or Owner's Signature

(Attorney for Applicant)

6/18/2014
Date

Sworn to and subscribed before me this

18th day of June, 2014

[Redacted Notary Signature]

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joyann J. Laird, Notary Public
Middletown Twp., Bucks County
My Commission Expires Oct. 21, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



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

ZONING CERTIFICATION

March 6, 2014

Tanzola Fitness, LLC
Brandon Tanzola
651 Leeward Street
Coatsville, PA 19320

Project Address: 2840 Street Rd
Bensalem, PA 19020

Tax Parcel: 02-037-005

Property Owner: Trackstar Partners, L.P.
5803 15th Street East
Bradenton, FL 34203

RE: ZONING CERTIFICATION

Dear Sir or Madam:

In response to your request, the following information is being furnished as it pertains to the above referenced property:

- The subject parcel is in a G-C, General Commercial District.
- The proposed 24 Hour Fitness Club is not a permitted use in the G-C, district.
[Section 232-380]

If you have any questions or concerns, please feel free to contact this office for assistance.

You have the right to appeal this determination to the Township Zoning Hearing Board. 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 Rd, Bensalem or on our website at <http://bensalemtwp.org>. (Ordinances can also be accessed via the website).

Respectfully,

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

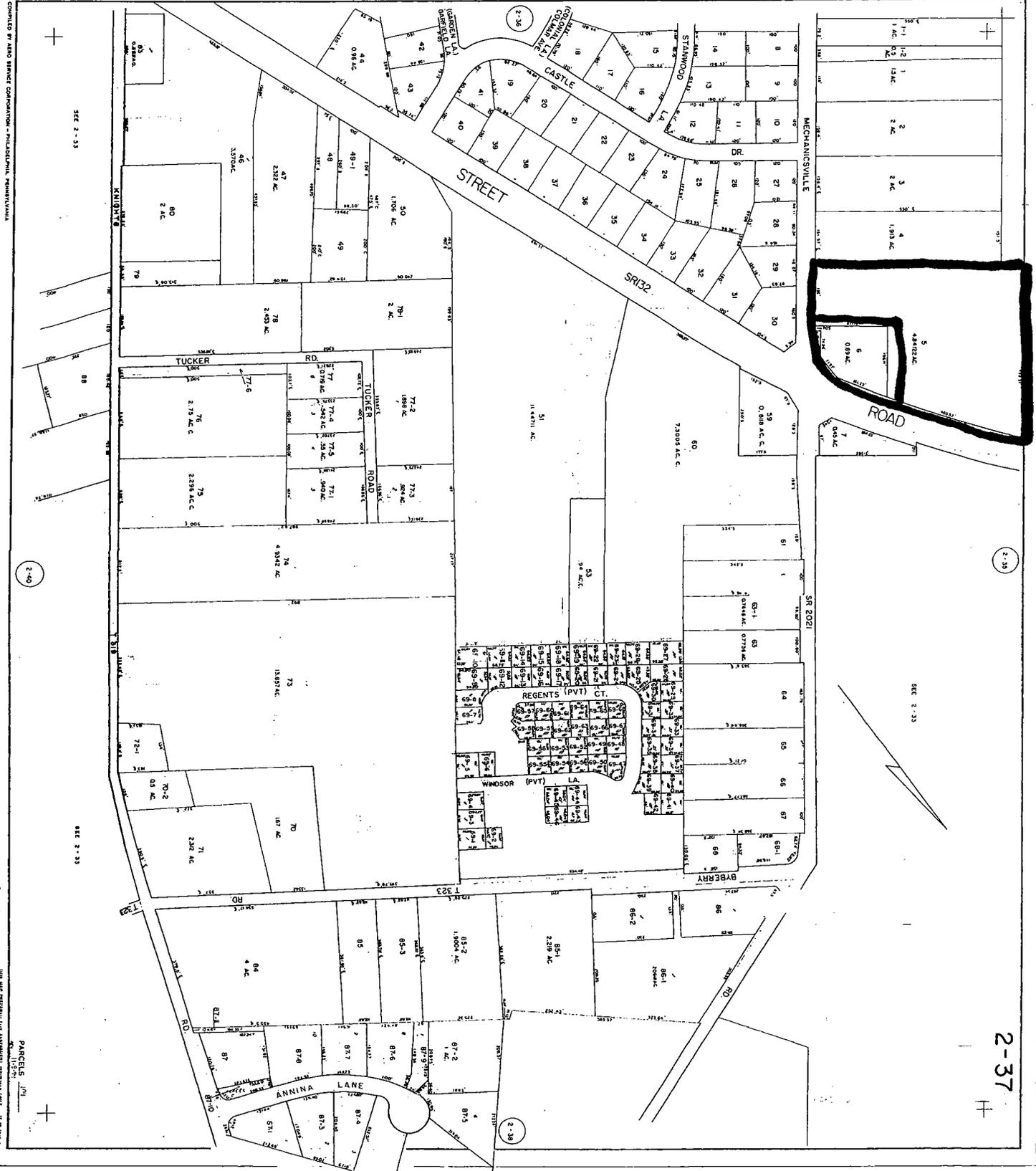
[Redacted Email Address]
Email address

HWG/lva

Enclosures

This is not a permit. No land shall be used or occupied and no structure shall be constructed, used or occupied until all appropriate approvals and permits are obtained.

BUCKS COUNTY TAX MAP



2-37

CONSULT BY AERIO SERVICE CORPORATION - PHILADELPHIA, PENNSYLVANIA

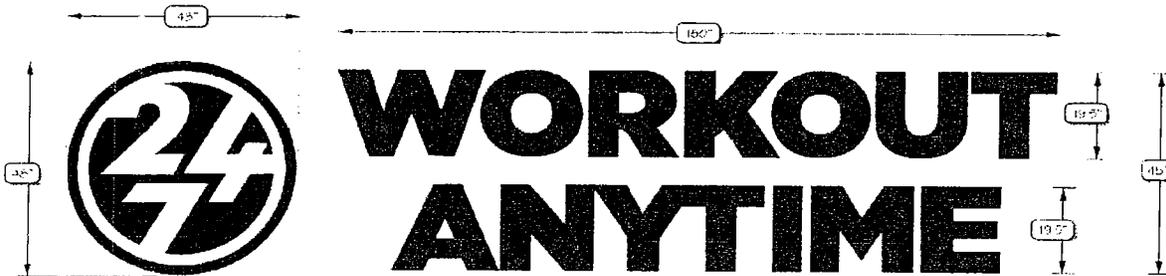
SCALE: 1" = 100'

PARCELS 1/4" = 1.00'

EXHIBIT "J"

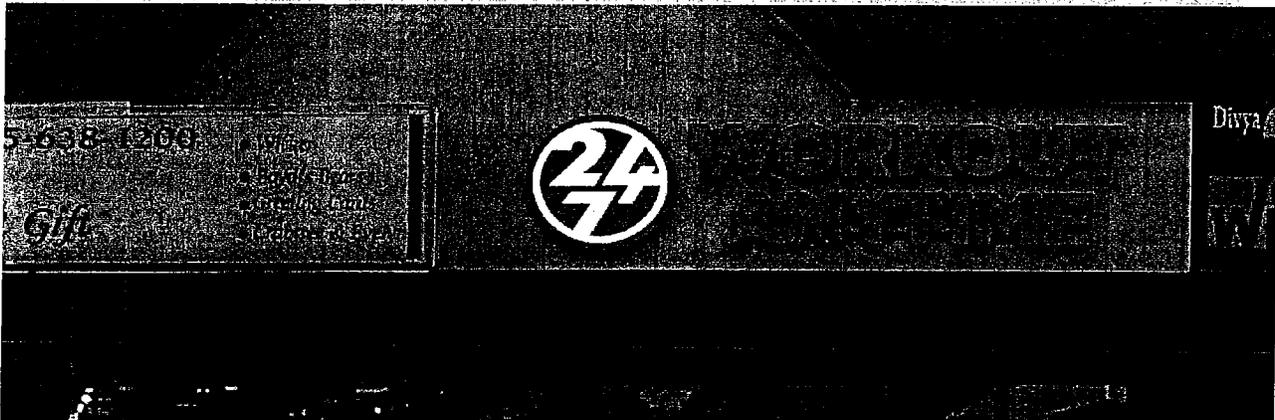
TENANT'S SIGN DRAWINGS

Tenant's sign drawings are approved by Landlord, as follows:



DENRON SIGN COMPANY, Inc. 259 Norwood Road Downingtown, Pa 19335 Ph: 610.269.6622 Fax: 610.269.6642 e-mail: info@denronsigns.com Website: denronsigns.com		Sign Specs: Specs and Pricing		COLOR ASSIGNMENTS Color 226-167 Black Pantone 705	COLOR ASSIGNMENTS Color 226-167 Black Pantone 705
Client Name: Workout Anytime Location: Address:	File Name: Channel Letters.ai File Location: DENRON-SERVER1 Folder Name: Jobs\Workout Anytime Layout Date: 1/22/2014 Page: 1 of 2	Please review all info on sign for accuracy (spacing, address, phone number etc). Sign will be fabricated directly from this layout. Denron will not be responsible for type errors. CLIENT APPROVAL _____ APPROVAL DATE _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.		Sales Rep: Jenn Designer: Shelby Estimated Completion: TBC	

© COPYRIGHT 2013, BY DENRON Sign Company, Inc. • ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF DENRON Sign Company, Inc. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM DENRON Sign Company, Inc.



DENRON SIGN COMPANY, Inc. 259 Norwood Road Downingtown, Pa 19335 Ph: 610.269.6622 Fax: 610.269.6642 e-mail: info@denronsigns.com Website: denronsigns.com		Sign Specs: Specs and Pricing		COLOR ASSIGNMENTS Color 226-167 Black Pantone 705	COLOR ASSIGNMENTS Color 226-167 Black Pantone 705
Client Name: Workout Anytime Location: Address:	File Name: Channel Letters.ai File Location: DENRON-SERVER1 Folder Name: Jobs\Workout Anytime Layout Date: 1/22/2014 Page: 2 of 2	Please review all info on sign for accuracy (spacing, address, phone number etc). Sign will be fabricated directly from this layout. Denron will not be responsible for type errors. CLIENT APPROVAL _____ APPROVAL DATE _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.		Sales Rep: Jenn Designer: Shelby Estimated Completion: TBC	

© COPYRIGHT 2013, BY DENRON Sign Company, Inc. • ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF DENRON Sign Company, Inc. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM DENRON Sign Company, Inc.