



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: School Lane Charter School

Address: 2400 Bristol Pike

Bensalem, PA 19020

Phone No. [REDACTED]

Owner's Name: Glenview Equities, LLC and Newtown Crossing prop. LP

Address: 55 Fifth Avenue 1032 Cooper Road

New York, NY 10003 Bensalem, PA 19020

Phone No. _____

Attorney Name: Henry E. Van Blunk, Esquire / Stark & Stark, P.C.

Address: 777 Township Line Road, Suite 120

Yardley, PA 19067

Phone No. [REDACTED]

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

1. Application relates to the following:

Check items if applicable:

Use

Lot Area

Height

Yards

Existing Building

Proposed Building

Occupancy

Other: (describe)

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-035-001-004 and 02-035-001-005

Location: 3050 Tillman Drive and 3340 Tillman Drive

Lot Size: 5.2503 Acres and 3.5225 Acres

Present Use: Trade School (post secondary) and Office

Proposed Use: School and Administrative Office

Present Zoning Classification: PCD

Present Improvement upon Land: 42,500 sq. ft. building and 15,619 sq. ft. building

Deed recorded at Doylestown in Deed Book 6361 Page 249

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: _____

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 232-463(b)

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

Grant a variance to allow a school to operate

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.

A college or university is a permitted use in the PCD. The use being proposed is very similar. The applicant must operate in the Township and there are limited areas a school can be operated as a permitted use.

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

1/12/15

Date

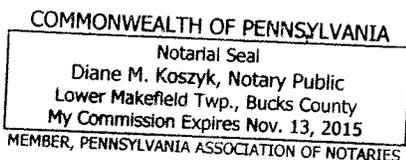
Sworn to and subscribed before me this

12th day of January 2015.

[Redacted Notary Name]

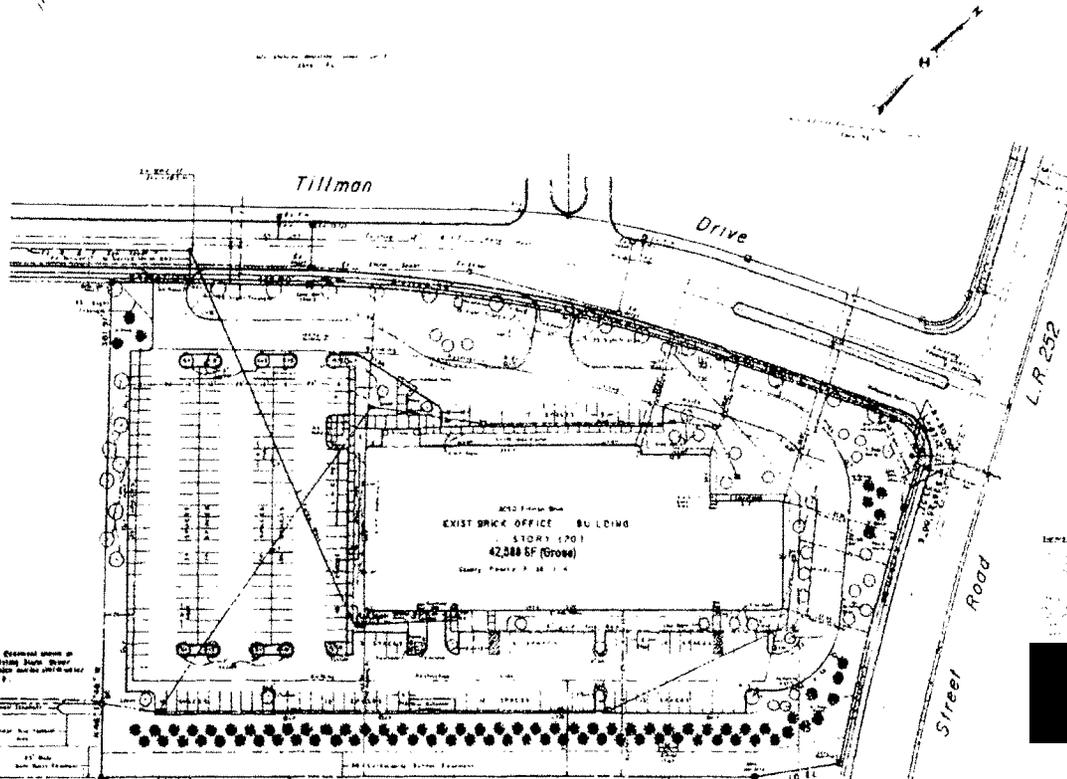
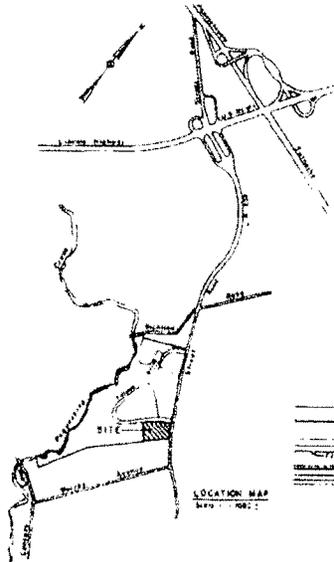
Notary Public

My commission expires: Nov. 13, 2015





Glenview Corporate Center
3220 Tillman Drive, Suite 112
Bensalem, Pennsylvania 19020-2028



- KEY**
- 6" - 12" Sewer
 - 12" - 18" Sewer
 - 18" - 24" Sewer
 - 24" - 30" Sewer
 - 30" - 36" Sewer
 - 36" - 42" Sewer
 - 42" - 48" Sewer
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The three level basement area of Lot 2 has an existing brick sewer pipe system which under lot 2 and lot 3.

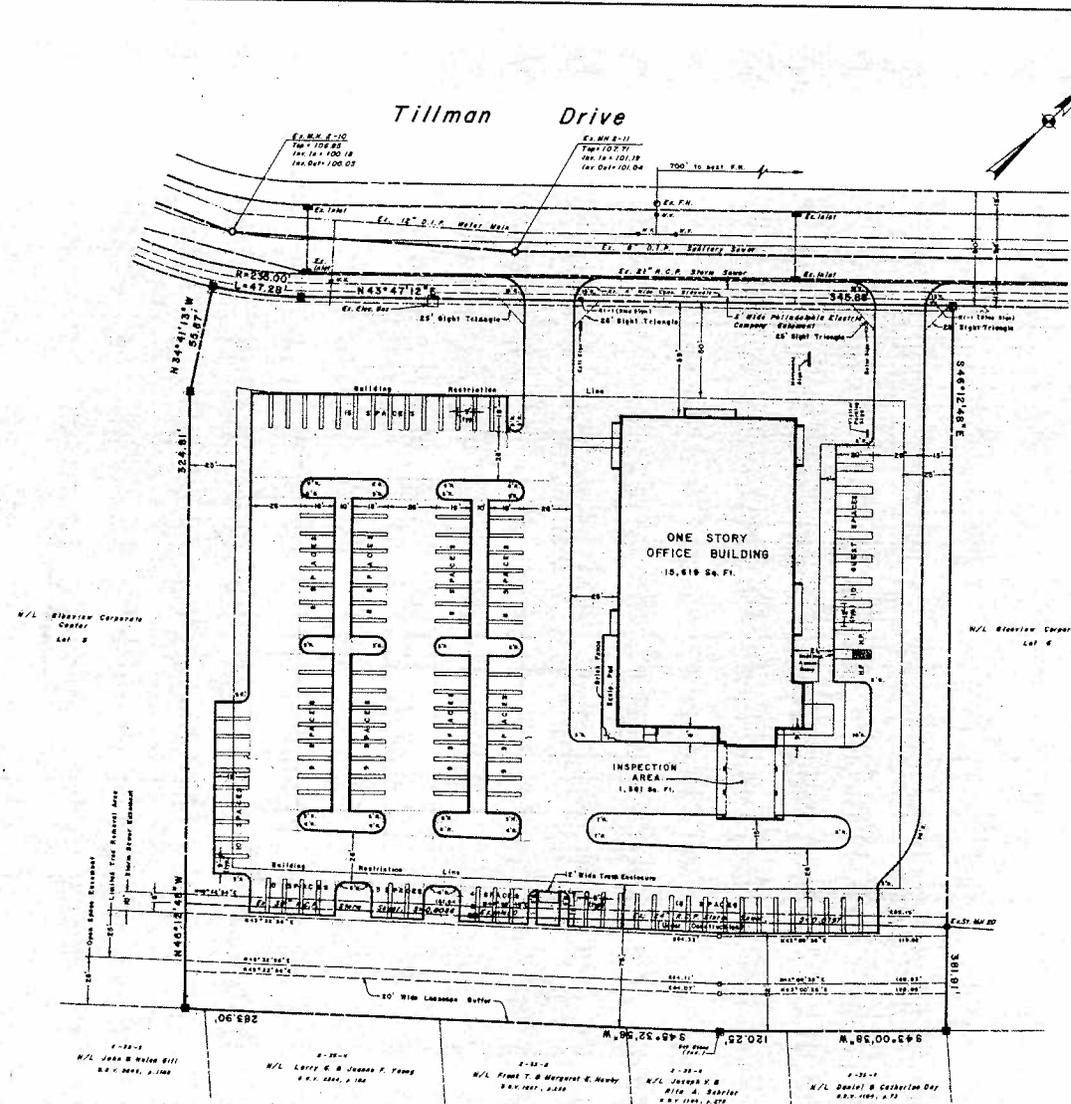
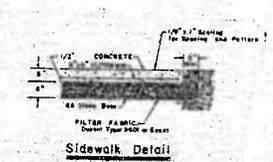
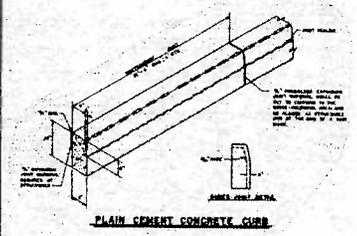
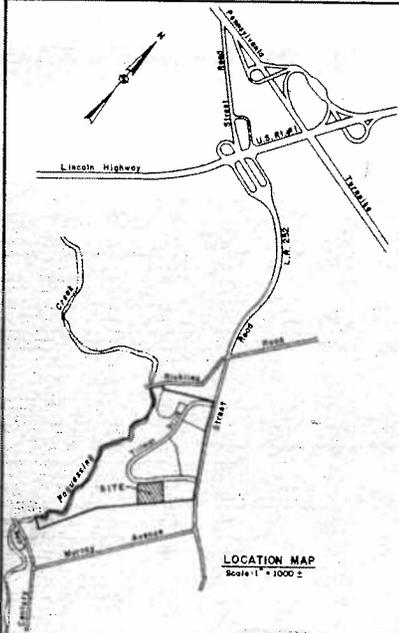
The 25' wide utility easement area and the 25' wide sewer easement area are not shown on the project.

NOTE: This property is shown to be within Zone A in the Flood Hazard Map for the Borough of Bensalem, Berks County, Pennsylvania.

Zone A is identified as an area determined to be subject to 100 Year Floodplain Area for its Resisting Cost.

AS-BUILT PLAN
GLENVIEW
CORPORATE CENTER
LOT 6

MARTIN GRADY & GRADY, INC.		CONNOR EMMERSON	
1200 Washington Street - Abington, PA 19002		PLANNERS	
DATE	NO.	DATE	NO.



ZONING REQUIREMENTS

Building setbacks	Required	Provided
Front	50'	55'
Rear	75'	111'
Side	25'	77'

Parking Type	Required	Provided
Side Lot Line & Off-Street Parking	10'	10'
Rear Lot Line & Off-Street Parking	20'	25'
Rear Lot Line & Off-Street Parking	60'	65'
Street Right-of Way & Off-Street Parking	15'	20'

Minimum Area	1.00 Acres	3.5228 Acres
Minimum Lot Width	200'	393.16'

NOTE: Trash Dumpster Enclosure to be Constructed of Brick to Match the Building.

RECORD OWNER	DEVELOPER
Stone Form Mfg. Co. Automobile Insurance Company One State Farm Plaza Bloomington, Illinois 61710	Stone Form Mfg. Co. Automobile Insurance Company One State Farm Plaza Bloomington, Illinois 61710

I certify that I am the owner of the property shown herein in several parcels and that there are no other pending affecting the title to the same, that we will promptly erect all individual lots and provide separate surface drainage, so that no lot areas or water areas will be created and that certain easements, recorded hereon, will be placed upon completion of grading.

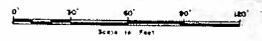
Approved by the Township of Bensalem the Road Right-of-Way Indicated Hereon.	DATE
Approved by the Planning Commission of Bensalem Township, Bucks County, Pennsylvania.	DATE
Approved by the Bensalem Township Council, Bucks County, Pennsylvania.	DATE
Reviewed by the Station Township Engineer.	DATE
PROFESSIONAL ENGINEER	

SITE DATA

Total Area	3.5228 Acres
Top Map Parcel	2-35-1
Deed Reference	2611-171
Zoning District	PC
Impervious Coverage	1.9 Acres
Max. Allowable Impervious Coverage	50%
Water and Sewer	Municipal
Required Parking Spaces (117,000 x 1000 x 3)	117
Proposed Parking Spaces	132
Note: See Overall Site Development Plan For Impervious Coverage Tabulation.	
Number of Buildings	1
Building Height	16'-0" ± 1 Story

Reviewed by the Bucks County Planning Commission.	DATE
DATE	REVISION

NOTE: - Designates Proposed Stop Sign Per PennDOT R1-1



Final Site Plan
GLENVIEW
CORPORATE CENTER
LOT 7

Bensalem Township, Bucks County, Pennsylvania

MARTIN BRADBURY & GRIFFITH, INC. CONSULTING ENGINEERS & PLANNERS
1201 Washington Street - Allentown, Pa 18102

Date	Scale	Drawn By	Plan Number
7/30/90	1" = 30'	J. Kiklicki	1289-000 1 of 6

Revision 11/2/90 Parking
Revision 12/23/90 Prop. Exp. Comments

CREEK

POQUESSING

BENSALEM

30.672 AC.

TILLMAN

P10 3
1-3

5.107 AC.

P10 3
1-7

2.742 AC.

1-B
4.500 AC.

1-5
3.3225 AC.
7

1-4
5.2503 AC.
6

2 - 34

2

3

4

5

6

7

9

4.087 AC.

B-1
2.246 AC.

8
1.7899 AC.

MURRAY

AVE.

78.40' E

80' E

316.8'

230.71'

550' E

BUCKS COUNTY TAX MAP



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

January 6, 2015

School Lane Charter School
2400 Bristol Pk
Bensalem, PA 19020

Project:	HIGH SCHOOL
Project Address:	3340 Tillman Dr Bensalem, PA 19020
Tax Parcel:	02-035-001-005
Property Owner:	Newtown Crossing Prop, LP

Dear Sir/Madam:

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

- **The subject parcel is located in a PCD, Planned Commerce Park District.**
- **The proposed high school is not a permitted use in a PCD district.**
[Section 232-463(b)]

A copy of the section for this classification is included for your reference. If you should 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 Road, Bensalem or on our website at <http://bensalempa.gov>.

Respectfully,

[Redacted Signature]

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

[Redacted Email Address]

Email address

HWG/lva

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.