



# 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:** 1919 (One) Street Road, L.P. \_\_\_\_\_

Address: 1919 Street Road  
Bensalem, PA 19020

Phone No. \_\_\_\_\_

**Owner's Name:** - Same as Applicant - \_\_\_\_\_

Address: \_\_\_\_\_

Phone No. \_\_\_\_\_

**Attorney Name:** Thomas R. Hecker, Esquire \_\_\_\_\_

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

Phone No. \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**1. Application relates to the following:**

Check items if applicable:

- |  |  |
|--|--|
| <input type="checkbox"/> Use                     | <input type="checkbox"/> Lot Area          |
| <input type="checkbox"/> Height                  | <input checked="" 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: 02-043-147 (formerly part of 02-039-219)  
Location: 1903 Street Road - Bensalem, PA  
Lot Size: 417,172 SF  
Present Use: Retail  
Proposed Use: Retail  
Present Zoning Classification: G-C General Commercial District  
Present Improvement upon Land: Shopping Center with related retail buildings  
Deed recorded at Doylestown in Deed Book 6 Page 797

**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: N/A

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):

Sections 232-381(3)a.b.

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

A variance to allow proposed addition of 3,714 SF with less than the required front and side yard setbacks.

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.

The proposal results in providing more of a regular shape to existing buildings by additional floor space for the retail operations. Relief, if granted, will not adversely impact the health, safety or welfare of the community.

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.

9-10-15  
Date

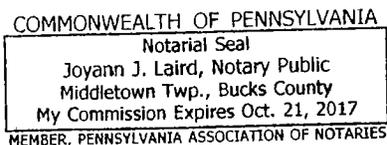
Appellant's or Owner's Signature

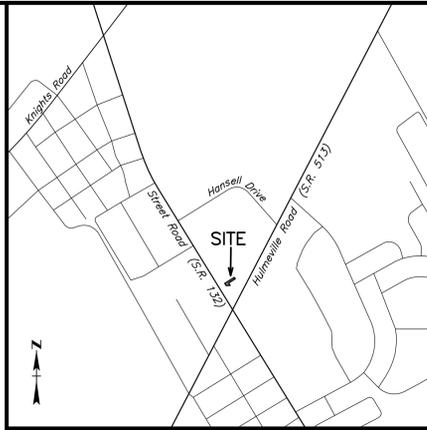
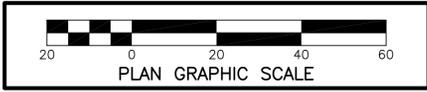
Sworn to and subscribed before me this

10<sup>th</sup> day of September 2015

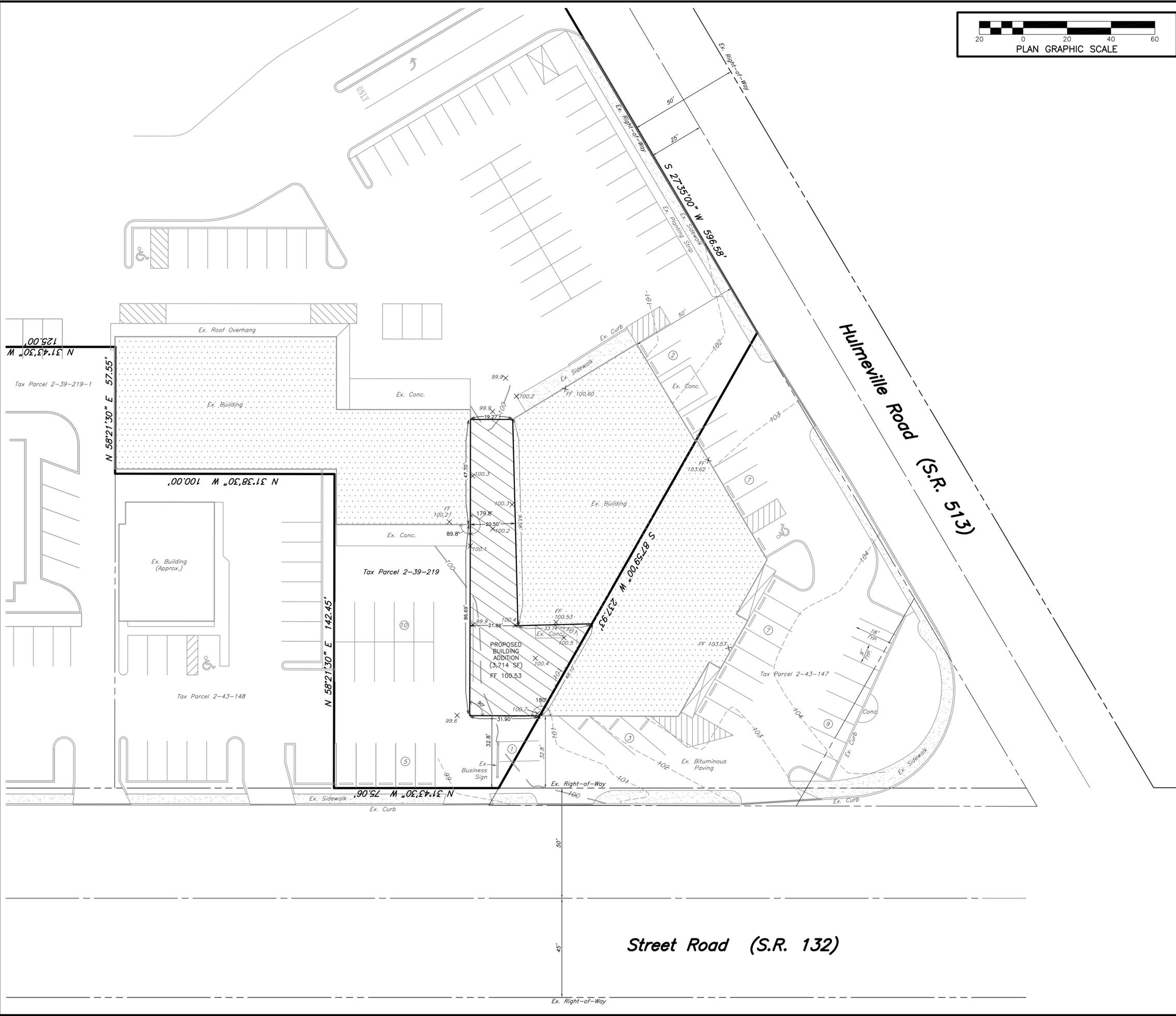
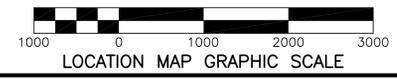
Notary Public

My commission expires





LOCATION MAP SCALE: 1" = 1000'



- NOTES:
- TRACT IDENTIFICATION:  
PARCEL NO. 2-39-219  
DEED BOOK 6 PAGE 797  
OWNER OF RECORD:  
BENSALEM ASSOC., L.P.  
3901 MANAYUNK AVENUE, SUITE 103  
PHILADELPHIA, PA 19128
  - BOUNDARY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD. NO TITLE SEARCH OR TITLE REPORT COMPLETED. TOPOGRAPHY AND FEATURES FOR CONSTRUCTION AREA TAKEN FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN APRIL 2015.
  - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK. NO TEST HOLES WERE DUG TO DETERMINE EXACT UTILITY LOCATIONS.
  - TRACT IS CURRENTLY ZONED G-C GENERAL COMMERCIAL DISTRICT  
ZONING REQUIREMENTS:  

CATEGORY	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	7,200 SF	417,172 SF	417,172 SF
MIN LOT WIDTH	60 FT	75 FT	75 FT
MIN FRONT YARD	75 FT	50 FT	32.8 FT
MIN SIDE YARD	8 FT	0 FT	0 FT
MIN REAR YARD	35 FT	35 FT +	35 FT +
MAX BUILDING HEIGHT	<45 FT	<45 FT	<45 FT
MAX BUILDING AREA	35 %	30.4 %	31.3 %
MAX IMPERVIOUS COVER	60 %	90 % ±	90 % ±

 PROPERTY IS CURRENTLY NON-CONFORMING FOR FRONT YARD, SIDE YARD AND IMPERVIOUS COVERAGE. NO INCREASE IN IMPERVIOUS COVERAGE IS PROPOSED.
  - THIS PROJECT PROPOSES A 3,714 SF BUILDING ADDITION TO BE USED AS A RETAIL/BEVERAGE STORE.
  - SOILS ON SITE ARE:  
Uz8: URBAN LAND, 0 TO 8 PERCENT SLOPES, AND Uz8B: URBAN LAND-DORTHERTS, SANDY COMPLEX, 0 TO 8 PERCENT SLOPES. SOILS TAKEN FROM THE USDA/NRCS BUCKS COUNTY SOIL SURVEY, SEPTEMBER 2014.
  - FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PA, PANEL 502 OF 532, DATED MARCH 16, 2015 WAS REVIEWED TO DETERMINE THE DEVELOPMENT SITE TO BE LOCATED OUTSIDE ANY REGULATED FLOODPLAIN.
  - THE LOT IS SERVED BY PUBLIC WATER AND SEWER.
  - THE FOLLOWING VARIANCES ARE REQUIRED FROM THE BENSALEM TOWNSHIP ZONING ORDINANCE:  
 FROM SECTION 232-381(3)a: TO ALLOW A FRONT YARD OF 32.8 FEET FOR THE PROPOSED ADDITION. (75 FOOT FRONT YARD REQUIRED).  
 FROM SECTION 232-381(3)b: TO ALLOW A SIDE YARD OF 0 FEET FOR THE PROPOSED ADDITION. (8 FOOT SIDE YARD REQUIRED).  
 ADJOINING PARCEL (2-43-147) CURRENTLY HAS A 32.8 FOOT FRONT YARD AT THE SUBJECT SITE. MATCHING RELIEF REQUESTED. SUBJECT PARCEL AND ADJOINING PARCEL HAVE NON-CONFORMING 0-FOOT SIDE YARD SETBACK, MATCHING RELIEF REQUESTED.

No.	Date	Description	By
H2272		BASE.DWG	JGB/NTR

TOWNSHIP: BENSALEM  
 COUNTY: BUCKS  
 DISTRICT: 8-3  
 SHEET: 15  
 SCALE: 1" = 20'  
 SHEET NUMBER: 1 OF 1

ZONING RELIEF PLAN  
 PREPARED FOR  
**BENSALEM BEER & SODA**  
**ProTract Engineering, Inc.**  
 64 East Moreland Avenue, P.O. Box 88  
 Harborside, Pennsylvania 19040  
 Phone: (215)442-8280  
 Fax: (215)442-8288

Street Road (S.R. 132)