



# 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: Vadym Vouk

Address: 2860 Lee Dr  
Jamison PA 18929

Phone No. [REDACTED]

Owner's Name: Vadym Vouk

Address: 2860 Lee Dr  
Jamison PA 18929

Phone No. [REDACTED]

Attorney Name: \_\_\_\_\_

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

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

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

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

**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 checked="" type="checkbox"/> Occupancy    |  |
| <input type="checkbox"/> Other: (describe) _____ |  |

**2. Brief description of Real Estate affected:**

Tax Parcel Number: 02-001-009-003  
Location: 4128 Street Rd Unit 3 Bensalem, PA  
Lot Size: 14.712 sq. ft  
Present Use: not in use  
Proposed Use: auto repair facility  
Present Zoning Classification: H-C1 Highway Commercial  
Present Improvement upon Land: \_\_\_\_\_  
Deed recorded at Doylestown in Deed Book 4444 Page 1412

**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: \_\_\_\_\_

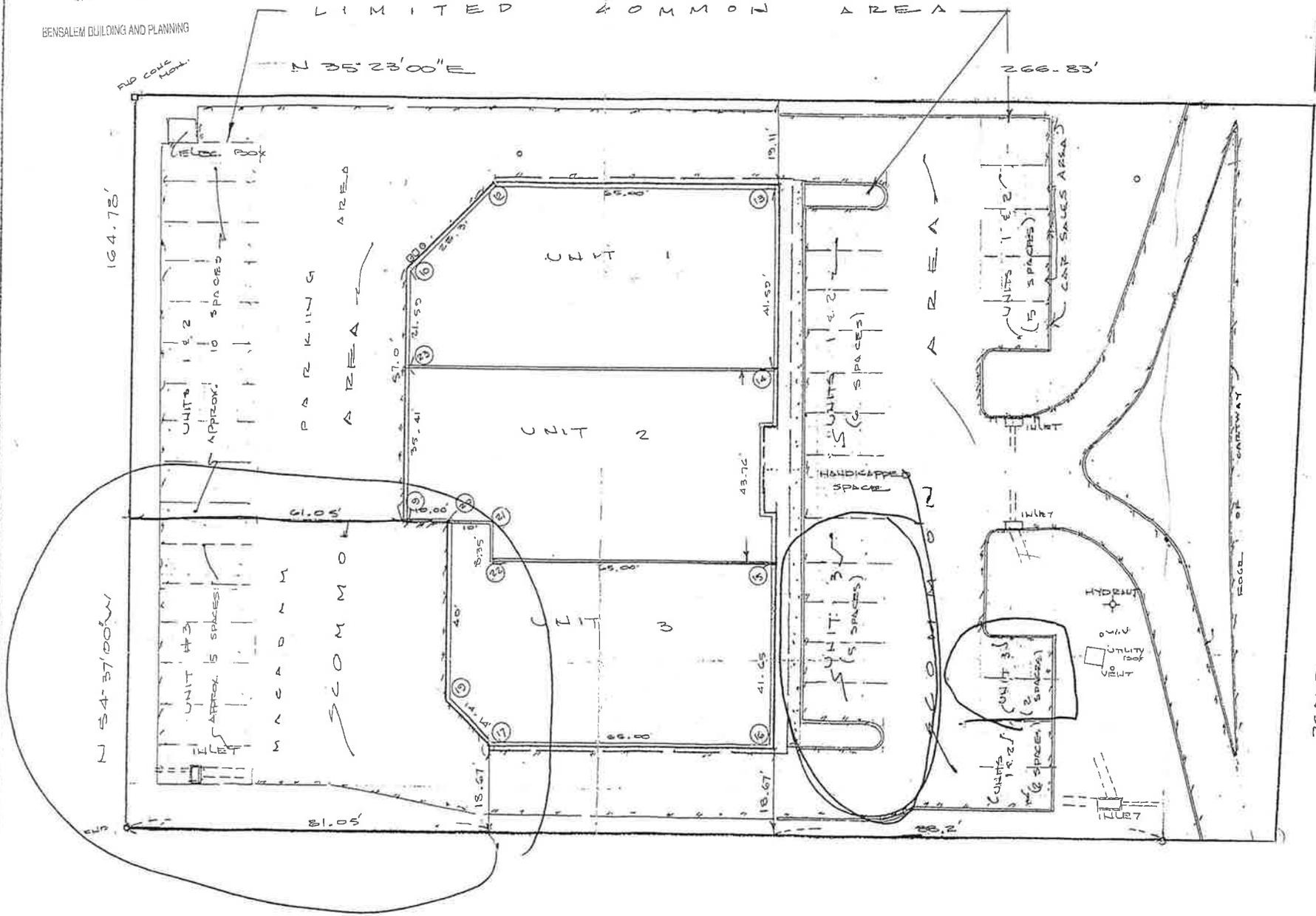
Your statement of alleged error of Zoning Administrative Office: \_\_\_\_\_

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

RECEIVED

JAN 31 2005

BENSALEM BUILDING AND PLANNING



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164.49'

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# BENSALEM TOWNSHIP

## *Building and Planning Department*

Office 215-633-3644 • Fax 215-633-3753

July 10, 2014

VADYM VOVK  
2860 LEE DR  
JAMISON PA 18929

<b>Proposed Use:</b>	Auto Repair Shop V&S Auto Inc
<b>Address:</b>	4128 Street Rd Unit 3 Bensalem, PA 19020
<b>Tax Parcel:</b>	02-001-009
<b>Property Owners:</b>	Vadym Vovk
<b>Permit Status:</b>	Application Denied

Dear Sir:

A review was conducted on the application for the referenced use. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

- **The property is zoned H-C1 Highway Commercial.**
- **The proposed use of the property as an Auto Repair Shop is not permitted pursuant to Section 232-408 which allows only one use on an H-C1 property with a lot area less than 40,000 SF.**
- **The existing use of the premises for auto sales and repair was authorized by a variance granted by the Zoning Hearing Board.**

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 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 online at <http://bensalemtwp.org>.

Respectfully,

  
Matthew K. Takita, A.I.A., M.C.P.  
Director of Building and Planning

  
Email Delivery Receipt

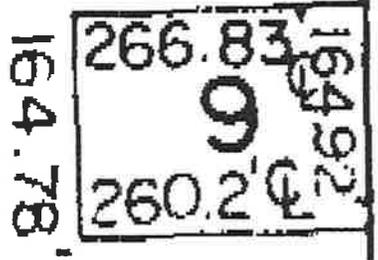
MKT/jmr

LINCOLN

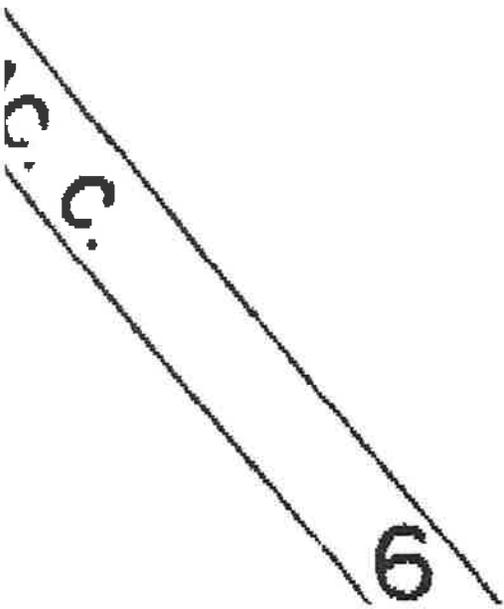
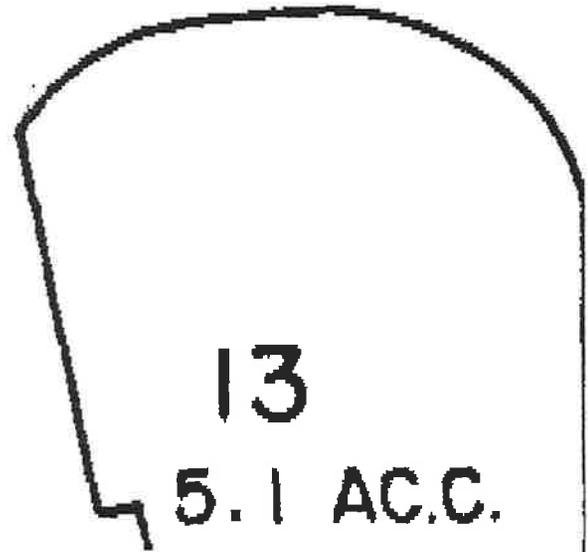
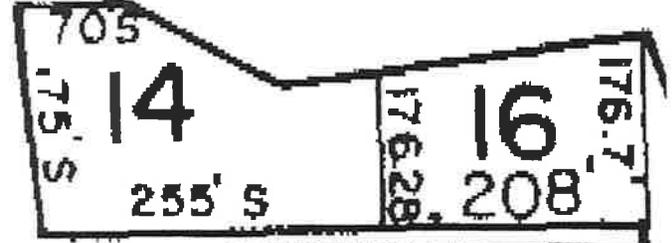
8

35.74 AC. C.

10.35'



430.28'



6