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: DANIEL ZELIKOVICH
Address: 1746 WINCHESTER ROAD
BENSALEM, PA 19020
Phone No. [redacted]

Owner's Name: DANIEL ZELIKOVICH
Address: 1746 WINCHESTER ROAD
BENSALEM, PA 19020
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:

- ☐ **Use**
- ☐ **Height**
- ☐ **Existing Building**
- ☐ **Occupancy**
- ☒ **Other:** (describe) IMPERVIOUS COVERAGE
- ☐ **Lot Area**
- ☒ **Yards**
- ☐ **Proposed Building**

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

Tax Parcel Number: 02-045-019

Location: 1746 WINCHESTER ROAD

Lot Size: 1.048 ACRES

Present Use: BAKERY

Proposed Use: SAME AS PRESENT

Present Zoning Classification: L-1 LIGHT INDUSTRIAL

Present Improvement upon Land: BUILDING (BAKERY)

Deed recorded at Doylestown in Deed Book 3989 Page 741

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:

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 232-533 (2.) MAXIMUM BLDG. COVERAGE (35%)
(3.) SIDE YARD (20' MIN.)

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

(1.) VARIANCE REQUESTED: TO PERMIT CONSTRUCTION OF AN ADDITION THAT WOULD INCREASE BUILDING COVERAGE TO TO 47% (FROM 44% EXIST.)
(2.) PERMIT ADDITION TO BE CONSTRUCTED IN LINE WITH EXIST. BLDG. WALL.

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 REAR OF THE EXIST. BUILDING IS THE ONLY AREA AVALIABLE TO ADD ADDITIONAL SPACE ON THE SITE. CONSTRUCTION OF THE ADDITION WILL NOT INCREASE IMPERVIOUS COVERAGE.

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]

Appellant's or Owner's Signature

8/14/14
Date

Sworn to and subscribed before me this

14 day of August ~~200~~ 2014

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DONNAMARIE LOGAN BOSSMAN
Notary Public
BENSALEM TWP., BUCKS COUNTY
My Commission Expires Jul 17, 2018

[redacted]

Notary Public

My commission expires: 7/17/2018

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

July 15, 2014

Charles Biggs
365 Patricia Dr.
Warminster, PA 18974

Project:	ADDITION
Project Address:	1746 Winchester Rd Bensalem, PA 19020
Tax Parcel:	02-045-019
Property Owner:	Same as addressed
Permit Status:	Application Denied

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING, [Section 232-533(3)b.1 and Section 232-533(2)]. The attached sheets show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

* Layout - Document and comments with connector lines on single pages
* Font Size - Large font size
* Include - all comments
* **Clear** - the checkbox to NOT include pages containing no comments

It is possible that upon receipt of the revised plans, additional items for compliance may be required. 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 the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

[redacted]

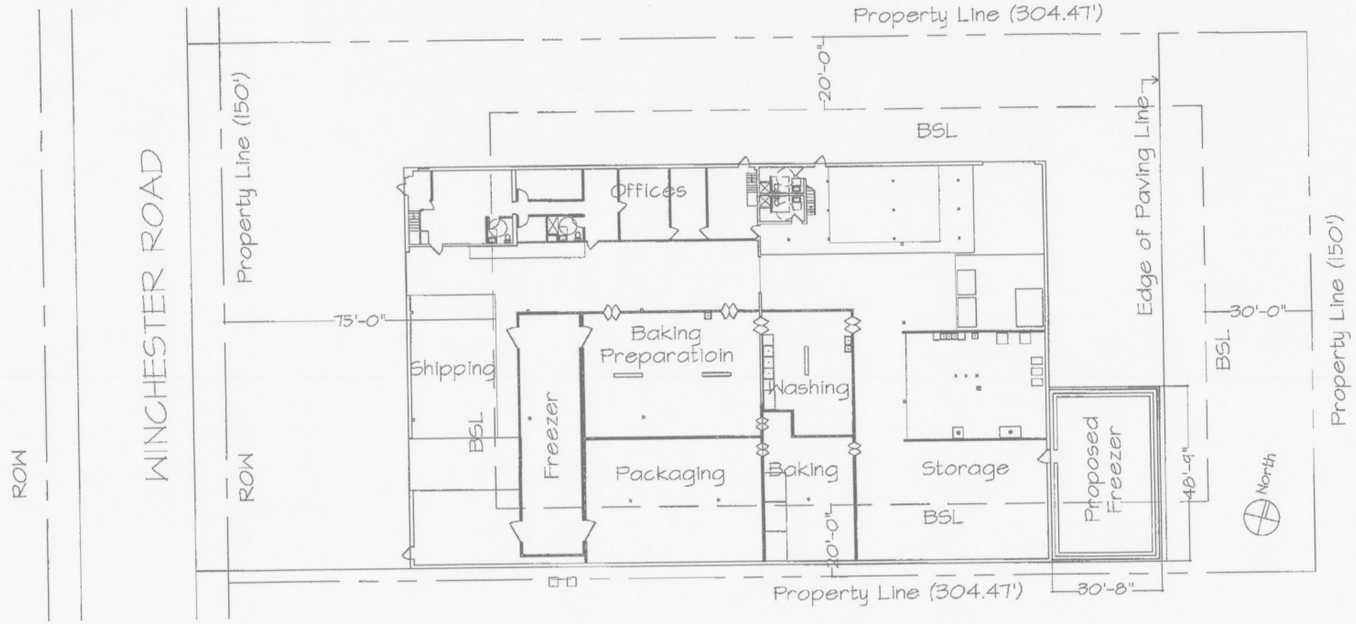
Harold W. Gans, P.E., P.L.S.
Township Engineer

[redacted]
Email address

HWG/lva

Enclosures

Copy: rbrownarch@aol.com



[redacted] ZONING REJECTED

1. The approximate 3ft side yard setback is less than the required 20ft. [Section 232-533(3)b.1.]
2. The proposed building coverage of 47 % is greater than the allowable 35 % [Section 232-533(2)]

Zoning Data (Zoning District L-I Light Industrial)

Site Area	45,670 sq. ft.
Building Area	
Existing	20,092 sq. ft.
Proposed Addition	1,495 sq. ft.
Total Area	21,587 sq. ft.
Impervious Area	38,513 sq. ft.
Building Area (Ordinance: 35 % max. coverage)	
Existing	44%
Proposed	47%
Impervious Area (Ordinance: 55% max. coverage)	
Building and Paving (existing)	84%

Site Plan
Proposed Freezer Addition
Irenes Bakery
Winchester Road Bensalem, PA
Scale: 1" = 30' Date: 06.18.14
Richard E. Brown Associates Architects

Summary of Comments on C:\Documents and Settings\RBA-2\My Documents\PROJECT FILES\300's\14-306 Irene's Bakery Freezer Addition\20140307 Base Drawings

Page: 1

Number: 1 Author: rgans Subject: ZONING REJECTION Date: 7/15/2014 2:46:18 PM

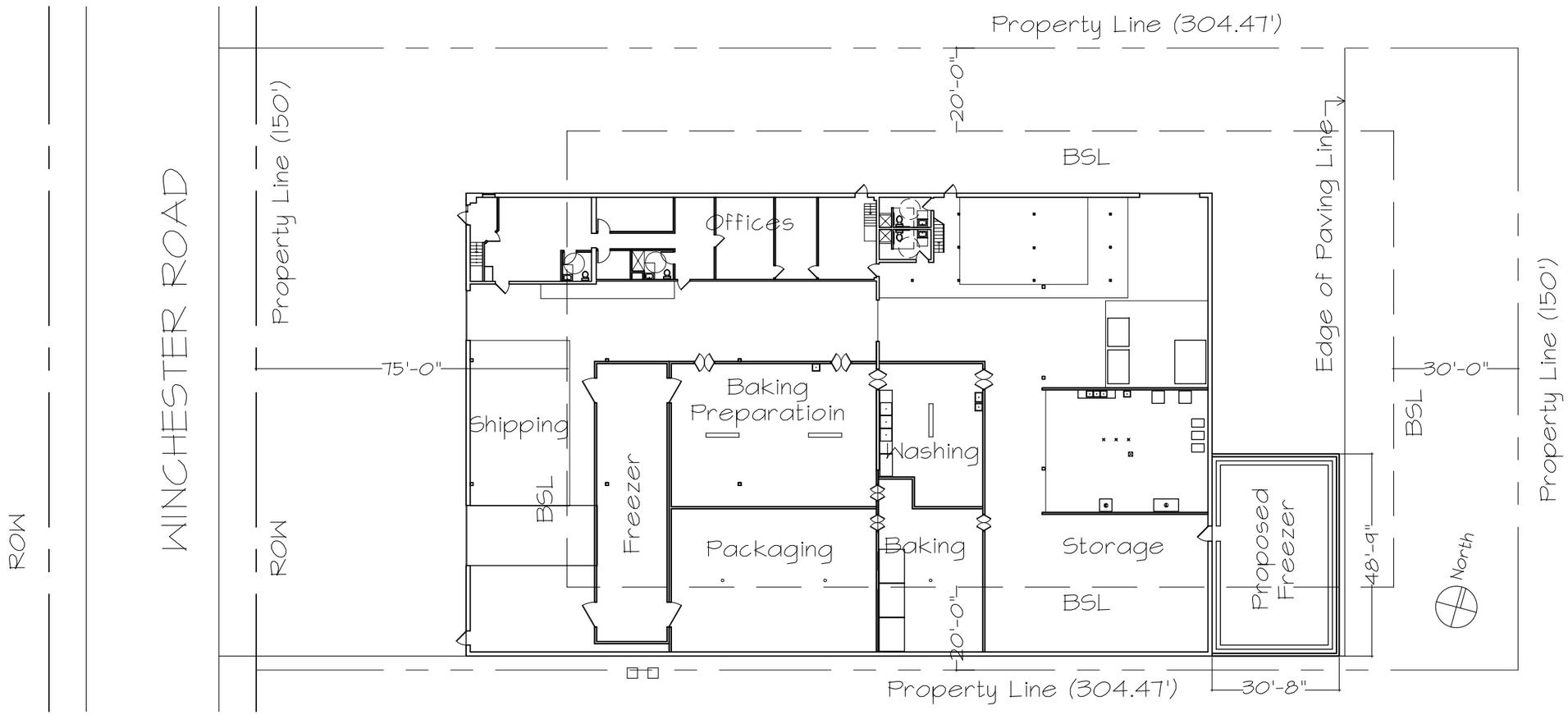
Number: 2 Author: rgans Subject: Text Box Date: 7/15/2014 2:52:15 PM

1. The approximate 3ft side yard setback is less than the required 20ft.
[Section 232-533(3)b.1.]
2. The proposed building coverage of 47 % is greater than the allowable 35 %
[Section 232-533(2)]

GHR CONSULTING SERVICES, INC.	DRAWING TITLE: Tax Map	DATE: 4/14/04	PROJECT NUMBER: 6820404
	PROJECT: Phase I Environmental Site Assessment 1746 Winchester Road, Bensalem, PA	SCALE:	DRAWING NUMBER: C-04-058
Horsham Business Center 300 Welsh Road Building Three Suite 110 Horsham, PA 19044	CLIENT: National Penn Bank	DRAWN BY: BTK	FILENAME: F:/Nat'l Penn Bank, 1746 Winchester Road, PA
		CHECKED BY:	ADDITIONAL COMMENTS:

Irene's Bakery
Expansion
02.12.14

215



Zoning Data (Zoning District L-I Light Industrial)

Site Area	45,670 sq. ft.
Building Area	
Existing	20,092 sq. ft.
Proposed Addition	1,495 sq. ft.
Total Area	21,587 sq. ft.
Impervious Area	38,513 sq. ft.
Building Area (Ordinance: 35 % max. coverage)	
Existing	44%
Proposed	47%
Impervious Area (Ordinance: 55% max. coverage)	
Building and Paving (existing)	84%

Site Plan
Proposed Freezer Addition
Irenes Bakery
Winchester Road Bensalem, PA

Scale: 1" = 30' Date: 06.18.14

Richard E. Brown Associates Architects