



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):

RECEIVED

SEP 09 2016

BENSALEM TOWNSHIP
BUILDING AND PLANNING

- 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: George T. Maloney, President/owner GTM Landscaping

Address: 12712 Cabell Rd

Philadelphia PA 19154

Phone No. 215-397-6928

E-Mail Address: GTMLands@gmail.com

Owner's Name: Frank Mitchell

Address: 818 Highland Ave

Bensalem, PA 19020

Phone No. 215-245-5763

E-Mail Address: _____

Attorney Name: N/A

Address: _____

Phone No. _____

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

Appellant is purchasing the properties.

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: 02-029-275 and 02-029-277

Location: 818 Highland Ave and 839 Bristol Pike

Lot Size: Irr. 87x447 / 73 x 123

Present Use: Non Conforming scrap metal yard & Single family home

Proposed Use: Non Conforming Landscaping & Single family home

Present Zoning Classification: G-C

Present Improvement upon Land: _____

Deed recorded at Doylestown in Deed Book 696 Page 441-444

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

Both business are GI and the nonconforming use would continue. The grounds would be cleaned up.

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

Date Determination was made: 9/1/2016

Your statement of alleged error of Zoning Administrative Office:

1. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

[Empty box for specific reference to section of the Zoning Ordinance]

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

Both business are in the same class. We are requesting a continued use of both properties and the single family house and a landscaping business. GTM Landscaping specializes in hardscaping. Patio's, outdoor kitchens, etc. The new business will be an improvement to the area.

3. 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.

[Empty box for reasons for approval]

4. 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.

[Empty box for specifications of errors]

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.

Angela Melony
Appellant's or Owner's Signature

9/8/16
Date

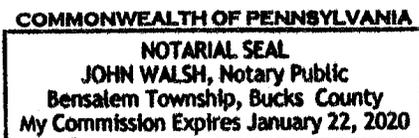
A SIGNED COPY OF THIS APPLICATION IS REQUIRED UPON SUBMISSION OF DOCUMENTS

Sworn to and subscribed before me this

9th day of September 2016

John Walsh
Notary Public

My commission expires: JANUARY 22, 2020



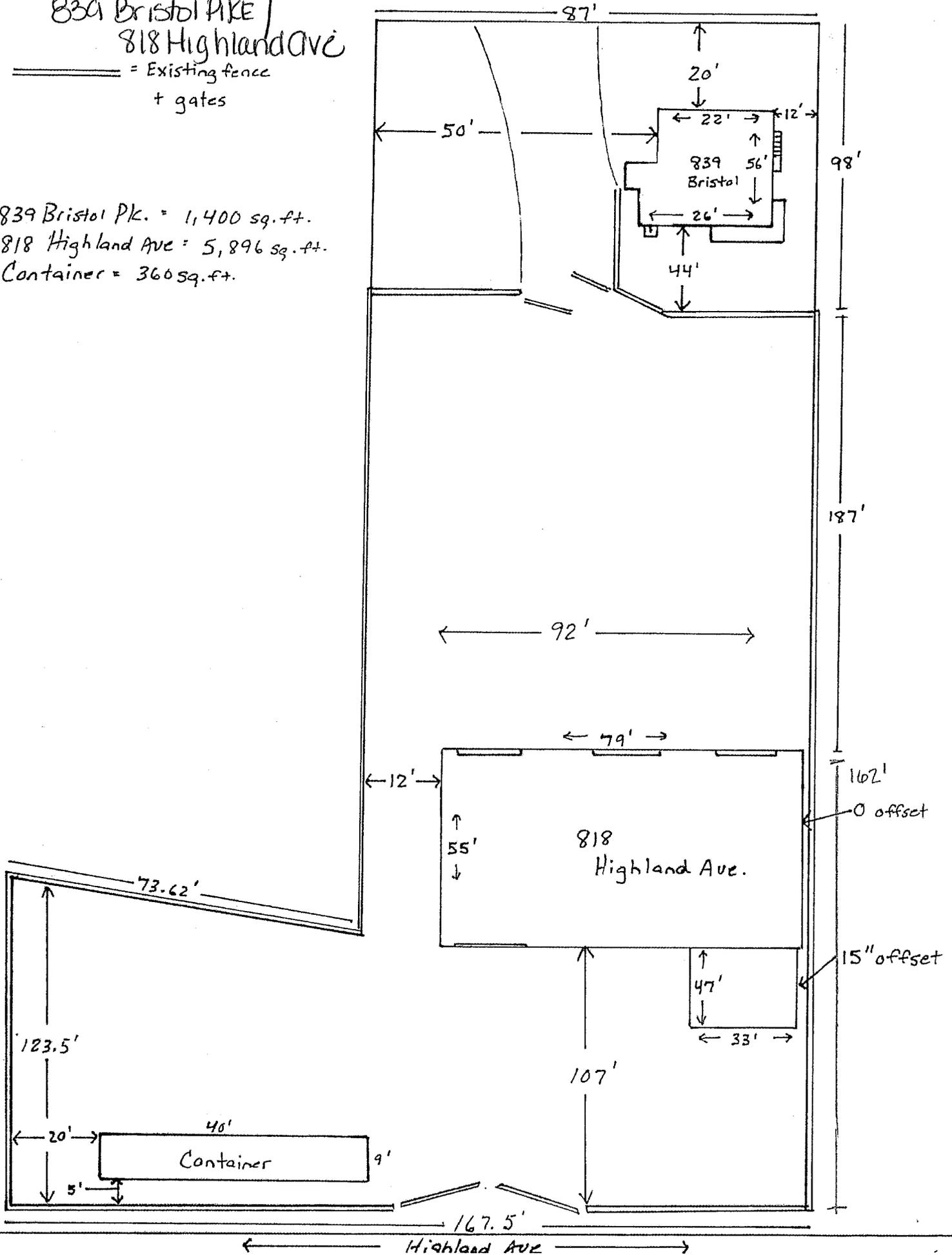
Plot Plan

Bristol Pk.

839 Bristol Pike
818 Highland Ave

=====
= Existing fence
+ gates

839 Bristol Pk. = 1,400 sq. ft.
818 Highland Ave = 5,896 sq. ft.
Container = 366 sq. ft.





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

September 8, 2016

FRANK MITCHELL
818 HIGHLAND AVE
BENSALEM, PA 19020

Proposed:	LANDSCAPING & HOME
Project Address:	818 HIGHLAND AVE BENSALEM, PA 19020
Tax Parcel:	02-029-075
Property Owner:	SAME AS ADDRESSED

RE: ZONING CERTIFICATION

Dear Sir:

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 G-C, General Commercial district.**
- **The existing scrap metal yard is a non-conforming use in the G-C-district.**
- **The proposed landscaping use is a non-conforming use in the G-C district and will require a Zoning Hearing Board variance to permit this use.**
[Section 232-380 Use regulations]

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://bensalemtwp.org>.

Respectfully,

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

homes@cinnamonb.net
Delivery & Read Receipt Email

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.



BENSALEM TOWNSHIP

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Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

ZONING CERTIFICATION

September 1, 2016

FRANK MITCHELL
818 HIGHLAND AVE
BENSALEM, PA 19020

Proposed:	LANDSCAPING & HOME
Project Address:	839 BRISTOL PK BENSALEM, PA 19020
Tax Parcel:	02-029-277
Property Owner:	SAME AS ADDRESSED

RE: ZONING CERTIFICATION

Dear Sir:

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 G-C, General Commercial district.
- The existing scrap metal yard is a non-conforming use in the G-C-district.
- The proposed landscaping use is a non-conforming use in the G-C district and will require a Zoning Hearing Board variance to permit this use.
[Section 232-380 Use regulations]

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Respectfully,

Harold W. Gans, P.E., P.L.S.
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HWG/lva

cc: homes@cinnamonb.net

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818 Highland Ave and
839 Bristol Pike
Tax Map

B COUNTY TAX MAP

