



# 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:** Knights Road Real Estate, LLC

**Address:** 1601 Street Road  
Bensalem, PA 19020

**Phone No.** (215) 768-3431

**Owner's Name:** - Same as appellant -

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

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

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

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

**Phone No.** (215) 750-0110

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

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

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

Check items if applicable:

- |                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <b>Use</b>               | <input type="checkbox"/> | <b>Lot Area</b>          |
| <input type="checkbox"/>            | <b>Height</b>            | <input type="checkbox"/> | <b>Yards</b>             |
| <input type="checkbox"/>            | <b>Existing Building</b> | <input type="checkbox"/> | <b>Proposed Building</b> |
| <input type="checkbox"/>            | <b>Occupancy</b>         |                          |                          |
| <input type="checkbox"/>            | <b>Other: (describe)</b> | _____                    |                          |

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

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

Tax Parcel Number: 02-036-238  
Location: 2752 Knights Road - Bensalem, PA  
Lot Size: 10,125 SF  
Present Use: Doctors office  
Proposed Use: Retail - Smoke shop  
Present Zoning Classification: BP  
Present Improvement upon Land: one-story framed dwelling with basement and related parking  
Deed recorded at Doylestown in Deed Book Instrument No. 2016008540

**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):

Section 232-434

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

Variance to allow retail sale of smoking products

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 proposed use is consistent with the area and location and will not create significant traffic

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.

Thomas R. Hecker, Attn  
Appellant's or Owner's Signature

10/12/16  
Date

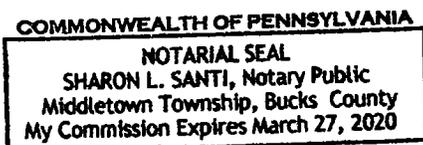
Sworn to and subscribed before me this

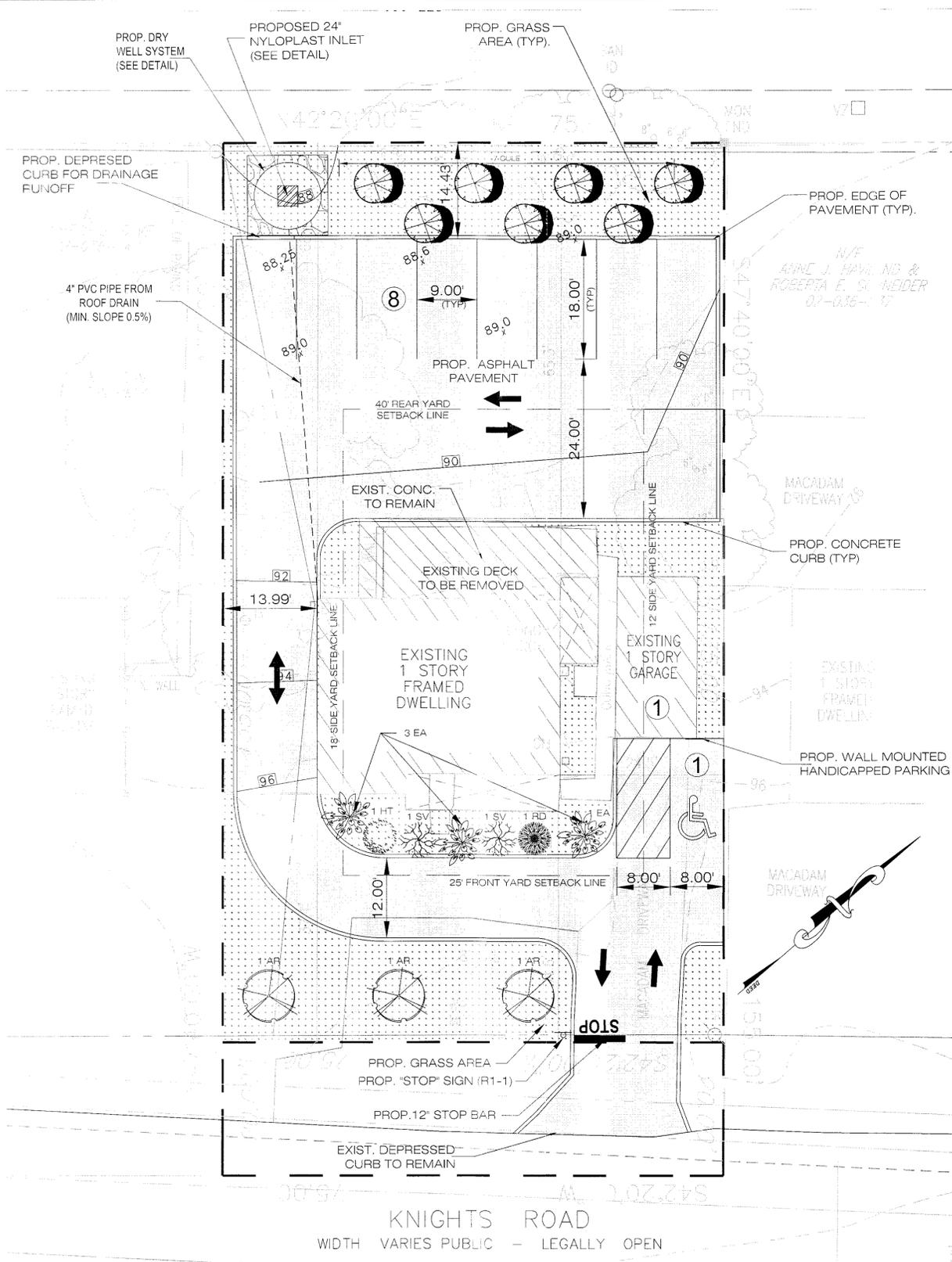
12th day of October 2016

Notary Public

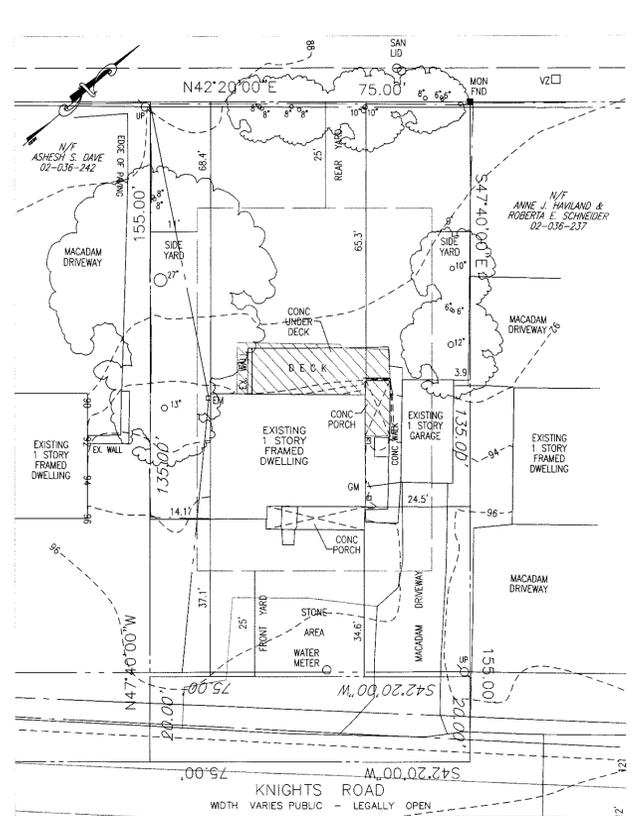
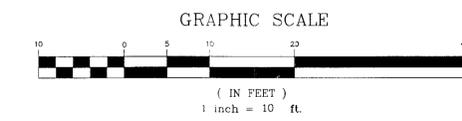
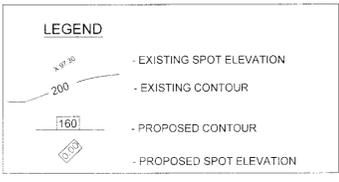
My commission expires:

Sharon L. Santi





PROPOSED SITE PLAN



EXISTING CONDITION

Scale: 1" = 20'

PROPOSED PLANTING SCHEDULE

KEY	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>						
AR	3	(Symbol)	ACER RUBRUM	RED MAPLE	2 1/2" CAL	B+B
<b>EVERGREEN TREE(S)</b>						
CULE	7	(Symbol)	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B
<b>SHRUBS</b>						
EA	3	(Symbol)	EUONYMUS ALATUS	BURNING BUSH "COMPACTUS"	2-GAL. CONTAINER	-
RD	1	(Symbol)	CORNUS SERICEA	REDOSEIER DOGWOOD	2-GAL. CONTAINER	-
HT	1	(Symbol)	BUXUS MICROPHYLLA VAR.	BOXWOOD WEDDING RING	2-GAL. CONTAINER	-
SV	2	(Symbol)	SYRINGA VULGARIS	COMMON LILAC	2-GAL. CONTAINER	-
TOTAL	7					

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

SCHEDULE OF GENERAL ZONING REQUIREMENTS (ZONE "B-P" - BUSINESS AND PROFESSIONAL)

2752 KNIGHTS ROAD - BENSALEM TOWNSHIP

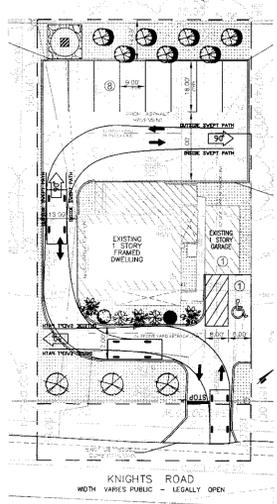
Regulation	General Requirements	Existing Lot 02-036-238	Proposed Lot 02-036-238	Comment
Principal Permitted Uses	Office and Business	Office and Business	Office and Business	Conforming
Min. Lot Area	12,000 sq ft	10,125 sq ft (e)	10,125 sq ft (e)	Pre-existing Nonconformity
Min. Lot Frontage and Width	80 ft	75 ft (e)	75 ft (e)	Pre-existing Nonconformity
Max. Building Area (1,289 sq ft)	25%	12.73%	12.73%	Conforming
Max. Impervious Coverage	60%	31.83%	69.57%	Variance Requested
Min. Front Yard	25 ft	34.6 ft	34.6 ft	Conforming
Min. Two Side Yards	12 ft Each, 30 ft Aggr.	3.9 ft, 18 ft Aggr.	3.9 ft, 18 ft Aggr.	Pre-existing Nonconformity
Min. Rear Yard	40 ft	65.3 ft	65.3 ft	Conforming
Max. Building Height	35 ft	<35 ft	<35 ft	Conforming
Min. Buffer to Residential District*	20 ft	16.52 ft	0 ft	Variance Requested

Notes:  
 (e) Pre-existing Nonconformity  
 (V) Variance is Required  
 \* Sec. 232-992 - Bufferyard and planting requirements.  
 1) A twenty-foot bufferyard and planting strip shall be provided along each boundary which is opposite or adjacent to a residence district or to a park.  
 2) Where the residence district or park is adjacent to or opposite to a side yard or rear yard, the bufferyard and planting strip shall be required in addition to (not including or within) the rear yard or side yard requirements of the district.

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS (ZONE BP, BUSSINESS AND PROFESSIONAL DISTRICT)

Lot 02-036-238, 2752 KNIGHTS ROAD - BENSALEM TOWNSHIP

Description	Required	Proposed	Comment
One (1) space for each 100 sq ft of gross floor area (First and Basement Floor).	(1,824 sq ft); 19 Spaces	7 Spaces	Variance Requested
One (1) space for each employee.	for 4 Employees; 4 Spaces	3 Spaces	Variance Requested
TOTAL	23 Spaces	10 Spaces	Variance Requested

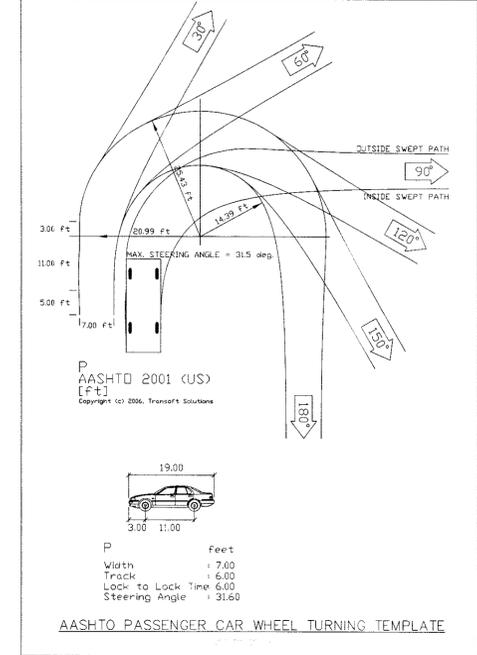


TRAFFIC MOVEMENT PLAN

Scale: 1" = 30'

GENERAL NOTES:

- PARCEL IS KNOWN AS TAX PARCEL 02-036-238 AS SHOWN ON THE TAX MAPS OF BENSALEM TOWNSHIP.
- AREA OF PARCEL = 10,125 S.F. OR 0.23 ACRES.
- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
- THIS IS A SITE DEVELOPMENT PLAN AND NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERE TO.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- BOUNDARY, ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED BY McNEILL LAND SURVEYING, LLC OF GILBERTSVILLE, PA, TITLED "EXISTING FEATURES PLAN", LAST REVISION DATE 01/03/12 AND PROVIDED BY THE APPLICANT. VERTICAL DATUM IS BASED UPON NGVD 1929.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED AS SHOWN AND IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
  - PENNDOT SPECIFICATIONS FOR ROAD CONSTRUCTION.
  - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
  - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
- CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES. APPLICABLE SAFETY CODES SHALL MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS AND ADDITIONS THERETO OF THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S "OCCUPATIONAL SAFETY AND HEALTH STANDARDS" (OSHA); "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" OF THE STATE OF NEW JERSEY, DEPARTMENT OF LABOR AND INDUSTRY, BUREAU OF ENGINEERING AND SAFETY; "CONSTRUCTION SAFETY CODE"; AND "MAINTENANCE, CONSTRUCTION AND DEMOLITION"; AND "BUILDING CODE".
- CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
- ALL PROPOSED TRAFFIC CONTROL SIGNS AND STRIPING SHALL CONFORM IN FACE DESIGN AND CONSTRUCTION TO THE SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), U.S.D.O.T., FEDERAL HIGHWAY ADMINISTRATION, SPECIFICALLY, REGULATORY & WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH DIAMOND GRADE REFLECTIVE SHEETING, SERIES 4000 TYPE XI DESIGNATION PER ASTM.
- ALL PROPOSED HANDICAP PARKING SPACES SHALL BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.
- TOP SOILING & SEEDING WILL BE PLACED IN THE AREAS DISTURBED DURING CONSTRUCTION AND / OR AS SHOWN ON THE PLANS.
- ALL PROPOSED PLANTINGS ALONG THE ACCESS DRIVEWAYS SHALL BE KEPT TO A MATURE HEIGHT OF NO GREATER THAN THIRTY (30) INCHES, MEASURED FROM THE DRIVEWAY PAVEMENT.
- ALL SHADE AND FLOWERING TREES IMMEDIATELY ADJACENT TO DRIVES AND PARKING AREAS SHALL BE LIMBED UP TO A HEIGHT OF SIX (6) FEET FROM THE TOP OF THE ROOT BALL.



ADWAN A. KHAN, P.E., C.M.E.  
 PROFESSIONAL ENGINEER  
 License No. 02-01214  
 Date: 05/07/14

AWZ ENGINEERING, INC.  
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 New Jersey Certificate of Authorization No.: 24GA28118410  
 Pennsylvania Certificate of Authority No.: 3771354

TAX PARCEL 02-036-238 BLOCK 02-036-238  
 2752 KNIGHTS ROAD  
 BENSALEM TOWNSHIP  
 BUCKS COUNTY, PENNSYLVANIA  
 SITE DEVELOPMENT PLAN

JOB NUMBER: 13-1202  
 SCALE: AS SHOWN  
 C-01  
 SHEET 1 OF 3