



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

EXHIBIT PC-28

REZONING CHECKLIST

NAME OF APPLICANT: Chaman Popli Date of Complete Submission: _____

The following checklist summarizes the information which must be submitted with and/or shown on the Rezoning Plan in order to be reviewed by Township Agencies and the Bensalem Township Council. These requirements were adopted and approved by the Bensalem Township Board of Supervisors on May 28, 1968.

The Checklist must be completed by the applicant at the time of submission.

IF INCOMPLETE, the Rezoning Request shall be returned to the applicant noting the deficiencies.

Check each item completed. If item is not applicable, note "N/A" in the space provided.

N/A

<input type="checkbox"/>		Must submit copy of application and plan(s) on a disc in .pdf file format or email same to jmryan@bensalem-township.org
<input checked="" type="checkbox"/>		25 copies of Petition For Changes Of Zoning
<input checked="" type="checkbox"/>		25 copies of plans folded no larger than 8" X 11" <u>Make 25 big copies</u>
<input checked="" type="checkbox"/>		Copy of Deed or Agreement of Sale
<input type="checkbox"/>	<u>N/A</u>	Name and address of registered Land Surveyor or Professional Engineer who prepared plan and description.
<input checked="" type="checkbox"/>		Complete scaled dimensions of property to be rezoned, including all bearings and distances.
<input checked="" type="checkbox"/>		Relationship and/or location of subject property to the nearest street intersection (tie in distance).
<input checked="" type="checkbox"/>		Owners of record of all adjoining property including deed book and page number.
<input type="checkbox"/>		Zoning Classification of adjoining property. <u>?</u>
<input type="checkbox"/>		Existing use of all adjoining property regardless of zoning classification. <u>?</u>
<input checked="" type="checkbox"/>		Area of subject property shown in acreage and square feet.
<input type="checkbox"/>	<u>N/A</u>	Number of lots into which the property is to be subdivided, if applicable.
<input type="checkbox"/>		Existing use of subject property regardless of zoning classification. <u>? Doctors Office</u>
<input checked="" type="checkbox"/>		Width of abutting roadway (right-of-way, cartway, improved, or unimproved)
<input checked="" type="checkbox"/>		Is lot in a subdivision, please check <input type="checkbox"/> YES or <input checked="" type="checkbox"/> NO If yes, show lot number(s), section number, name and recording information of subdivision.
<input checked="" type="checkbox"/>		Date of plan.
<input type="checkbox"/>	<u>N/A</u>	Description using the dimensions as shown on the plan.
<input checked="" type="checkbox"/>		One copy of the Petition and Proposed Ordinance stapled to each copy of the Plan.
<input type="checkbox"/>		Proof that the applicant has notified all adjacent property owners and residents in the immediate area who can potentially be affected by the petition. <u>? Notify all three what we want to do.</u>
<input checked="" type="checkbox"/>		Other information required by the Bensalem Township Zoning Officer, please note here:
<input checked="" type="checkbox"/>		One copy of the Petition and Proposed Ordinance stapled to each copy of the Plan.

SUBMISSION IS TO INCLUDE A DISC WITH APPLICATION AND PLAN(S) IN PDF FILE FORMAT OR EMAIL SAME TO jmryan@bensalem-township.org

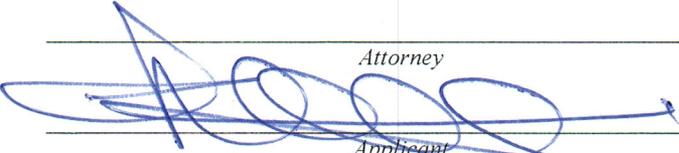
SIGNATURES REQUIRED:

Engineer/Surveyor

Date

Attorney

Date


Applicant

Date



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Petition for Change of Zoning

Application is hereby made by the undersigned. Enter the names and addresses of petitioner:

Chaman Popli
1606 Street Rd.
Bensalem PA 19106

For an amendment to the Bensalem Township Zoning Ordinance of 1954, as amended, and the Bensalem Township Zoning Map, the said applicant represents:

1. That he/she/it/they, is/are the owner(s) of that portion of land situated in Bensalem Township which is described as follows:

Ijaz Chaudhry
1208 Crespo Lane.
Bensalem PA 19020

A plan or sketch of said premises showing adjoining owners is hereto attached.

2. The said premises are located in a section of the township which is presently zoned as a(n) (B-1) Professional Business district and is situated at Tax Parcel No. 02-036-238 in said township. (insert present zoning classification) (insert address and/or location of property and tax parcel #)
2752 Knights Rd. Bensalem PA 19020

3. The reason(s) your petitioner desires a change in zoning classification is/are follows:

Retail Shop, tobacco shop

4. Your petitioner requests his/her/it's/aforesaid premises to be changed in zoning classification from a (B-1) Professional Business district to a Retail Business (C-1) district. (insert present zoning classification) (insert proposed zoning classification)

5. In accordance with the Zoning Fee Schedule adopted by your Board, your petitioner submits herewith Two Thousand Five Hundred Dollars (\$2500.00) in cash or check.

Respectfully submitted.


Signature _____ Date _____

Note: If the applicant is a partnership or corporation, the name thereof shall be inserted in the above space provided for signatures, and the petition shall be signed on behalf of such partnership or corporation by a duly authorized partner or officer thereof.



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Petition for Change of Zoning

State of Pennsylvania

SS:

County of Bucks

Maulik Shah
3455 Street Rd. Sherman - 7
Bensalem PA 19020

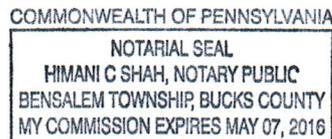
Name(s) of petitioner(s) or authorized partner or officer

Being duly sworn according to the law, deposes and says that he/she is the petitioner, is a duly authorized partner or officer of the above-named partnership or corporation; that the petitioner is the owner of the premises described in the foregoing application and the facts set forth in the foregoing petition are true and correct as he/she verily believes.

M. Shah
Signature

11/19/15
Date

Sworn and subscribed before me this 19th day
of November, AD 20 15



Himani C. Shah
Notary Public

My commission expires: May 7th 2016



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Petition for Change of Zoning

ORDINANCE No. _____

An ordinance of Bensalem Township, Bucks County, Pennsylvania further amending the Bensalem Township Zoning Ordinance December 6, 1954 as amended, and the zoning classification of Tax Map Parcel(s) No. 02-036-238 of the said zoning map from

BP to GC

Whereas, on petition of Chaman Popli

a public hearing was held for the purpose of considering the petition of the said _____

to amend the Bensalem Township Zoning Ordinance of 1954 as more particularly set forth herein and whereas, the Bensalem Council after a public hearing deems it appropriate that the zoning classification of the hereinafter described Tax Map Parcel(s) located in the Township of Bensalem be changed from BP to GC

so that the change will be in accordance with the spirit and intent of the Bensalem Township Zoning Ordinance adopted the 6th day of December 1954.

Now, therefore, be it enacted and ordained, and , and it is hereby enacted and ordained that:

- The Zoning Classification of Tax Map Parcel(s) No. 02-036-238 shall be changed from Business Professional^(BP) to Retail Business^(GC)
The description of said Tax Map Parcel(s) No. Vacant Business Structure is attached hereto by number and labeled in accordance therewith, and is hereby incorporated herein as though set forth in full.
- The Zoning Map of Bensalem Township shall be changed, corrected, and marked in accordance with the provisions of this ordinance, so that the same shall hereinafter show the aforesaid described portion of Bensalem Township to be classified as: GC
- This ordinance shall become effective five (5) days after its enactment.

Ordained and enacted this _____ the day of _____ 20 _____

Bensalem Township Council

Edward Kisselback

Joseph Pilieri

Joseph Szafran

Anthony Belfield

Joseph Knowles

Attest:

Secretary

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY