



BENSALEM TOWNSHIP

Exhibit PC-28

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

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 19020

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:

Chaman Popli
1606 Street Rd.
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-P district and is situated at Tax Parcel # 02-036-238 in said township. 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-P district to a G-C district.

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.

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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State of Pennsylvania

SS:

County of Bucks

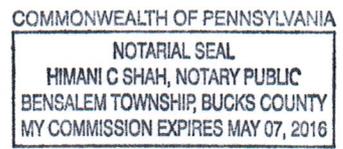
Maulik Shah
3455 Street Rd, Sherman - 7
Bensalem PA 19020

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

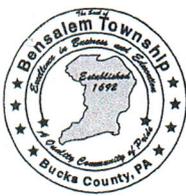
Being duly sworn according to the law, deposes and says that he/she is the petitioner, is a duly authorized partner or officer of the above-named partnership or corporation; that the petitioner is the owner of the premises described in the foregoing application and the facts set forth in the foregoing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

Signature 11/19/15
Date

Sworn and subscribed before me this 19th day
of November, AD 2015



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

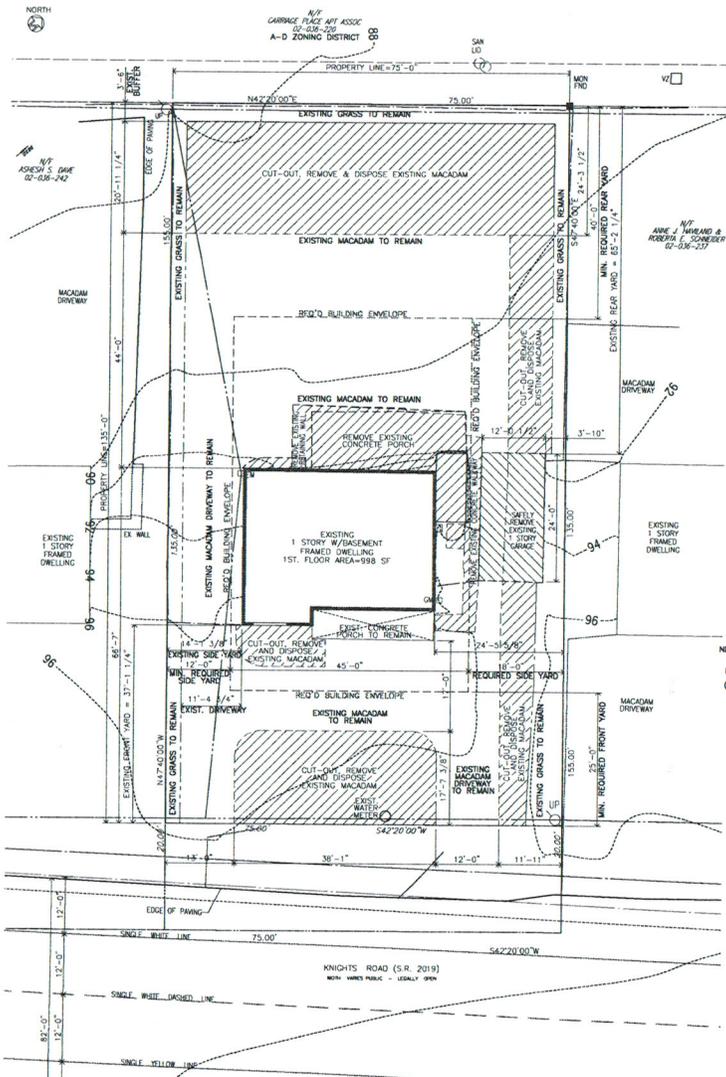
Joseph Knowles

Attest:

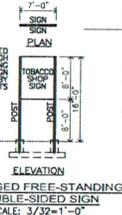
Secretary

EXHIBIT "A"

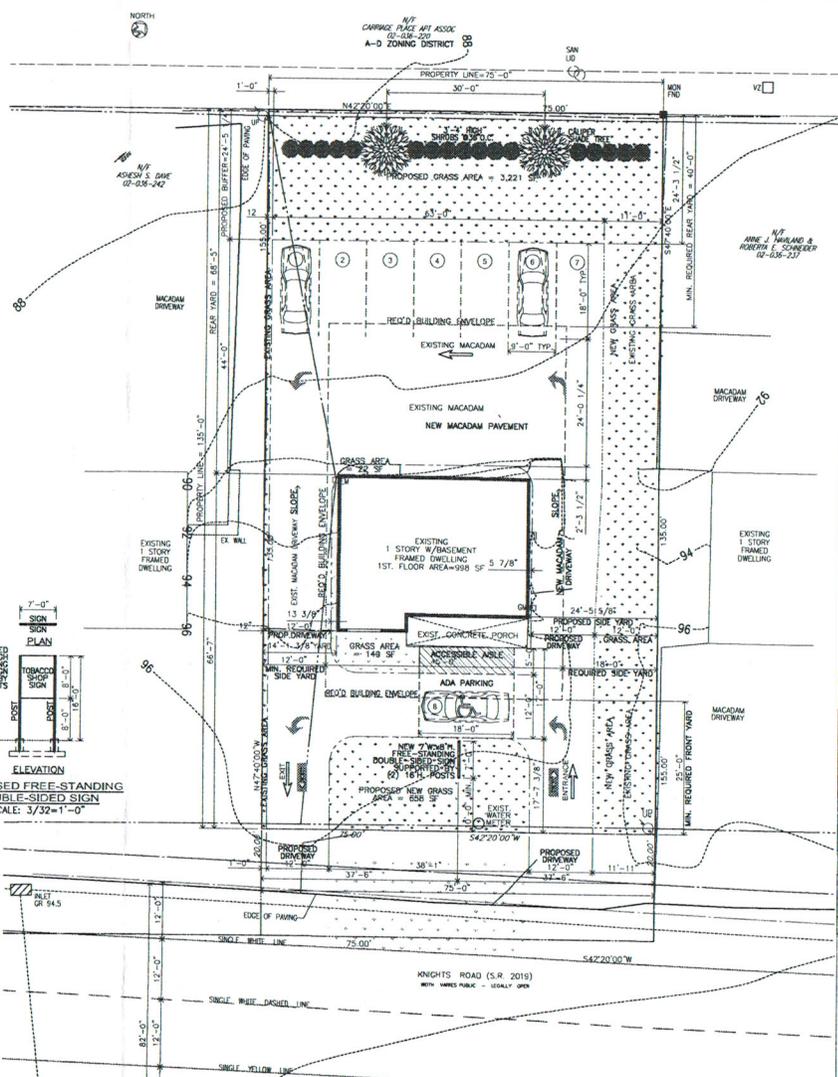
LEGAL DESCRIPTION OF PROPERTY



EXISTING SITE DEMOLITION PLAN
SCALE: 3/32=1'-0"



PROPOSED FREE-STANDING DOUBLE-SIDED SIGN
SCALE: 3/32=1'-0"



PROPOSED SITE MODIFICATION PLAN
SCALE: 3/32=1'-0"



ZONING CODE ANALYSIS:
2752 KNIGHTS ROAD, BENSALEM, PA 19020
EXISTING 1-STORY BUILDING WITH WALK-OUT BASEMENT
BENSALEM TOWNSHIP, BUCKS COUNTY PA
DP BUSINESS & PROFESSIONAL DISTRICT
EXISTING DETACHED 1-STORY BUILDING

	PERMITTED	EXISTING	PROPOSED
LOT AREA (SQ.FT.)	12000 MIN.	10,125*	
BUILDING COVERAGE AREA (SQ.FT.)	25	12.23	9.86
FRONT YARD (FT.)	25	37.04	
LOT WIDTH (FT.)	80	75*	
SIDE YARD (FT.)	12/7/8	14.13/24.84/13/24/4	
REAR YARD (FT.)	40	68.42	
IMPRV. SURFACE (SQ.FT.)	80	88.6	60
BUILDING HEIGHT (FT.)	35	8.9/0	6.075
BUFFER TO RESIDENTIAL DISTRICT (FT.)	20 MIN.	3.5	24.44

* EXCEPTION FOR EXISTING NON-CONFORMING LOT IN ACCORDANCE WITH THE CODE SECTION 232-561

PARKING REQUIREMENTS PER THE CODE SECTION 232-586:

	MIN. REQUIRED	PROPOSED
100000 RETAIL STORE	5.5 SPACES PER 1,000 SF FLOOR AREA (BUILDING FRONT)	
WAREHOUSE/STORAGE FOR STORE (REAR BASEMENT)	1 SPACE PER EACH EMPLOYEE	
998 SF AREA	2 SPACES	2
TOTAL SPACES	7.5 SPACES	8

LOADING REQUIREMENTS PER THE CODE SECTION 232-587:

	MIN. REQUIRED	PROPOSED
OFF-STREET LOADING	1 SPACE 12'x6'	UNABLE TO FIT

REFERENCE DRAWINGS:
C-01, C-02, S-01 SITE DEVELOPMENT PLAN & DETAILS
PREPARED BY RZ ENGINEERING, INC. 5/01/2014,
JOB #13-102

TAX PARCEL 02-036-238 BLOCK 02-036-238
PROPOSED TOBACCO STORE
2752 KNIGHTS ROAD
BENSALEM, PA 19020
OWNER: POPLI CHAMAN
SITE MODIFICATION PLANS

SCALE: 3/32=1'-0" SHEET NO. 13-2096 Z 1 OF 1 P

DATE: 12/15/15
DRAWING NO. 13-2096 Z 1 OF 1 P

ISSUED FOR REVIEW: 12/15/15
APPROVED FOR APPROVAL: 12/15/15

WORK SAFELY™

THIS DRAWING MAY NOT BE AN EXACT REPRESENTATION OF THE EXISTING STRUCTURES AND CONDITIONS, BUT IS INTENDED TO BE A REASONABLY ACCURATE PICTURE FOR THE PURPOSE OF LOCATING PARTICULAR AREAS OF INTEREST FOR THIS PROJECT ONLY.

ZONING CLASSIFICATION & EXISTING USE OF ADJOINING PROPERTY

11/17/2015

1. Parcel # : 02-036-242
Site : 2742 Knights Rd. Bensalem PA 19020-3526
Zoned as : GC
Existing use : Doctor's Office

2. Parcel # : 02-036-220
Site : 2819 Kate Ave. Bensalem PA 19020
Zoned as : AD
Existing use : Apartments

3. Parcel # : 02-036-237
Site : 2760 Knights Rd. Bensalem PA 19020-3526
Zoned as : GC
Existing use : State Farm Insurance Agent

EXISTING USE OF SUBJECT PROPERTY

1. Parcel # : 02-036-238
Site : 2752 Knights Rd. Bensalem PA 19020
Zoned as : BP
Existing use : Doctor's Office

