



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: May 24th, 2016
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Waideep Patheja

Address: 2722 Street Rd
Bensalem, PA, 19020

Phone No. _____

Owner's Name: AJA Holdings, L.L.C. c/o Satpal Patheja

Address: 2722 Street Rd
Bensalem, PA, 19020

Phone No. _____

Attorney Name: _____

Address: _____

Phone No. _____

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

1. Application relates to the following:

Check items if applicable:

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

2. Brief description of Real Estate affected:

Tax Parcel Number: 02.037-032
Location: 2722 Street Rd
Lot Size: 20,187 SF
Present Use: Residential
Proposed Use: Commercial
Present Zoning Classification: GC General Commercial
Present Improvement upon Land: Residential Dwelling and Stone Driveway
Deed recorded at Doylestown in Deed Book _____ Page _____

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

Not Applicable

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

Date Determination was made: May 24th, 2016.

Your statement of alleged error of Zoning Administrative Office: _____

Not Applicable.

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 232-586(d)(3) b.] [Section 232-587(1)(2)] [Section 232-586(b.) (1)]
[Section 232, Article XIV Signs] [Section 232-592(1)(2) (a. through f)].

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

To be permitted to construct new parking lot and driveway entrance
within yard setbacks.

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.

We are looking to setup a retail store and in order for the operation to be
successful we require parking. To create parking we need the variance to create
the necessary spaces required.

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.

Appellant's or Owner's Signature

06/02/16

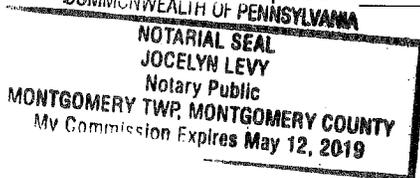
Date

Sworn to and subscribed before me this

2 day of June 2016

Notary Public

My commission expires: May 12, 2019





Wed Jun 1 2016 11:16:55 AM.



BENSALEM TOWNSHIP

•••• *Interoffice Memorandum* ••••

TO: Matthew K. Takita, Director of Building and Planning
FROM: Harold W. Gans, Township Engineer
SUBJECT: Zoning Review for 2722 Street Rd, TP #02-037-032
DATE: May 24, 2016

On the above date a Zoning Review was done on the plan submitted to this office.

A. ZONING

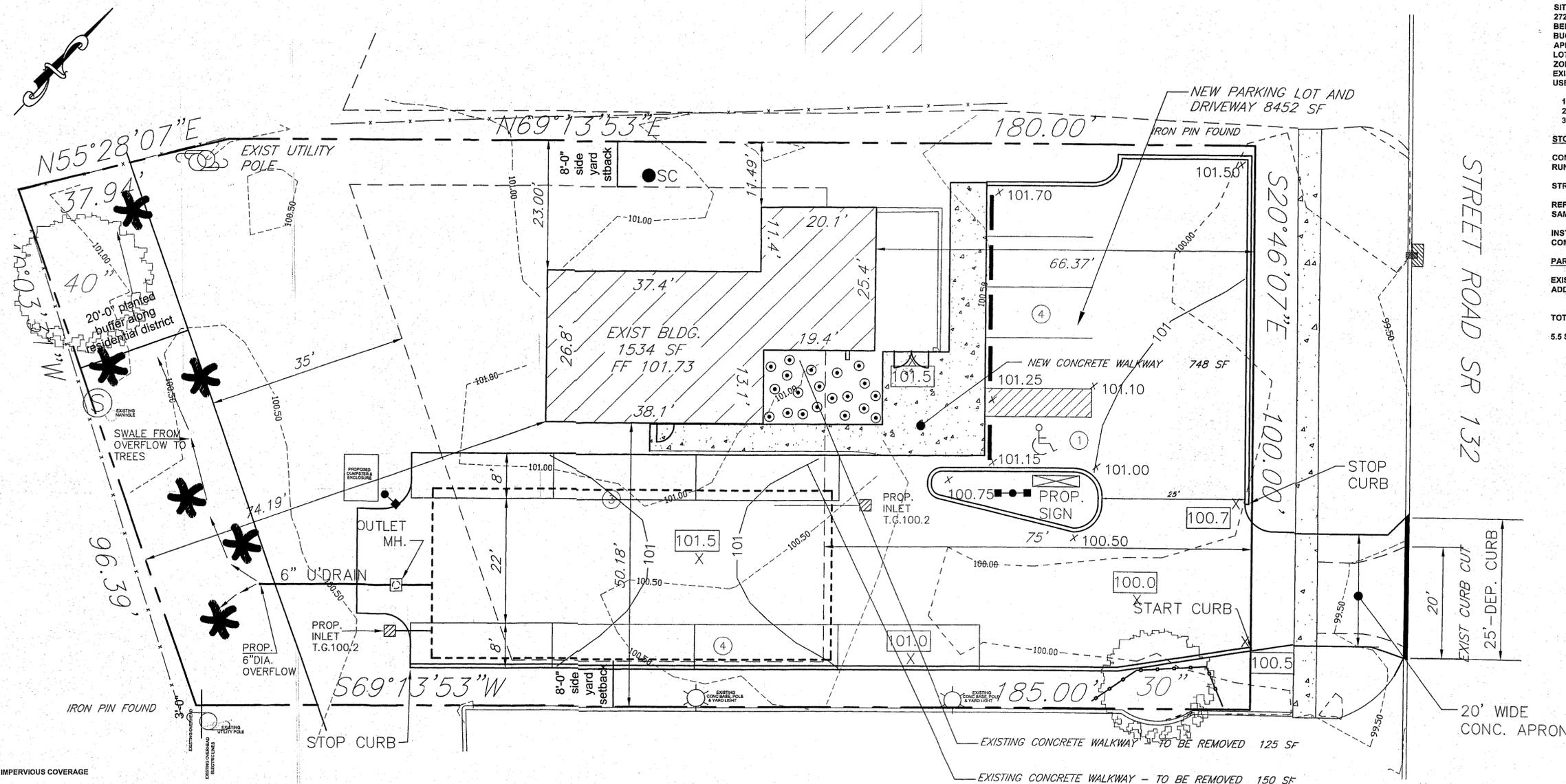
1. The required 25 ft setback for parking lots has not been provided.
[Section 232-586(d)(3)b.]
2. The required loading and unloading space has not been provided.
[Section 232-587(1)(2)]
3. The required 24 ft wide aisle width for two way traffic has not been provided at the entrance drive and in the south side parking lot. [Section 232-586 (b.)(1)]
4. The proposed sign size, height and text have not been provided.
[Section 232, Article XIV Signs]
5. Planting details of the 20 ft buffer yard must be provided.
[Section 232-592(1)(2)(a. through f)]

B. GENERAL NOTES

1. The plan notes indicate a proposed addition but it is not depicted on the plans.
2. The review is for **ZONING ONLY**. Should the necessary variances be granted the remainder of the plans will be reviewed for land alteration compliance with the Subdivision and Land Development Ordinance.

HWG/lva

Copy: Satpal Pathejal



GENERAL NOTES

SITE TAX PARCEL 02-037-032
2722 STREET ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY, PA.
APPLICANT: SATPAL PATHEJAL
LOT AREA 20,187 S.F.
ZONING DISTRICT CC
EXISTING BUILDING ERECTED APPROXIMATELY 1980
USE: RETAIL SALES OF CIGARETTES AND NON-ALCOHOLIC BEVERAGES

- 1- PROPOSED MODIFICATIONS:
- 2- PROPOSED ADDITION OF PARKING SPACES
- 3- REPLACEMENT DRIVEWAY AND PARKING

STORMWATER MANAGEMENT

CONSTRUCT UNDERWATER ABSORPTION BED TO CONTROL STORMWATER RUNOFF TO AGREE WITH TOWNSHIP REQUIREMENTS.

STREET ROAD DRIVE

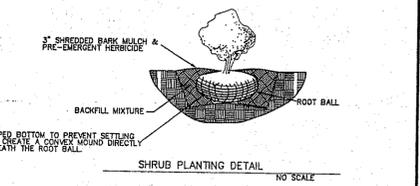
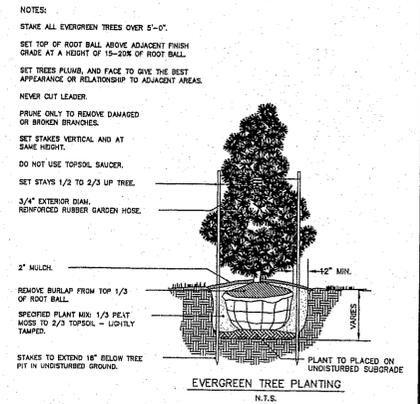
REPLACE EXISTING 25' DRIVE WITH NEW 25' WIDE "URBAN" CONCRETE DRIVE IN SAME LOCATION OF THE EXISTING DRIVE.

INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES TO COMPLY WITH BUCKS COUNTY CONSERVATION DISTRICT REQUIREMENTS.

PARKING

EXISTING BLDG.	1,534 S.F.
ADDITION	363 S.F.
TOTAL	1,897 S.F.

5.5 SPACE PER 1,000 S.F. = 11 SPACES REQUIRED & PROVIDED



PLANT LIST

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT	QUAN.
○	SHRUBS			
○	CREEPER HORIZONTALIS	12"	CAN.	20
○	CREEPER JUNIPER			
○	EVERGREEN TREE			
○	CUPRESSOCYPRUS LEYLANDII	6"	BAN	7

LIGHTING SCHEDULE

LEGEND	QUANTITY	TYPE
●	1	400 WATT METAL HALIDE POLE MOUNTED 15' HEIGHT
■	1	TWIN 400 METAL HALIDE POLE MOUNTED - 15' HEIGHT

NEW IMPERVIOUS COVERAGE

BUILDING ADDITION AND NEW SIDEWALK ADJACENT TO ADDITION

20 X 40 = 800
20 X 30 = 600

STALL PARKING & 2 WAY DRIVE

67 X 40 = 2,680

SUBTOTAL = 4,080

2 WAY DRIVE WITH PARALLEL PARKING

120 X 46 = 4,800

TOTAL = 8,880

CALL 9,000 S.F. 5:1 RATIO 1,800 S.F. MIN. BED

UNDERGROUND ABSORPTION BED

UAB = 30' X 60' BED

PIPE 8 ROWS OF 18" PERFORATED PIPE @ 60" EACH ROW PLUS 2 ROWS OF 30"

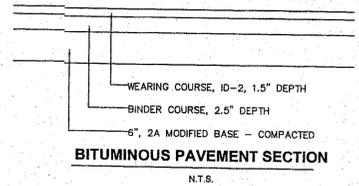
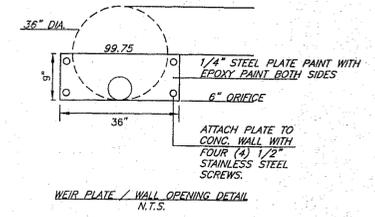
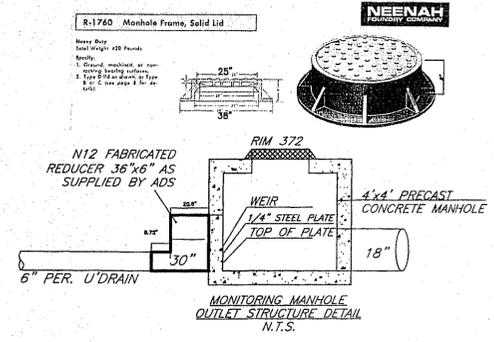
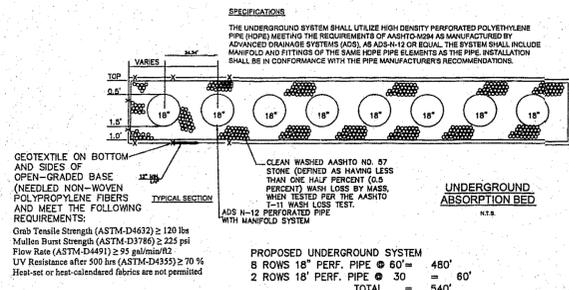
BOTTOM OF ABSORPTION BED 97.0

INVERT OF 18" PIPE 98.0

TOP OF PIPE 99.5

2 TYPE M INLETS

COMPUTATIONS WILL BE MADE WITH OUTLET ORIFICE IN STEEL PLATE IN 4' X 4' PRECAST CONCRETE MANHOLE, ADJUSTING THE INVERT OF THE ORIFICE SO THAT THE 24 HOUR - 1 YEAR STORM WILL BE CONTROLLED SO THAT NO SURFACE RUNOFF FROM THIS STORM WILL OCCUR.



REVISED: APRIL 4, 2016

PREPARED
TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET PIKE
SOUTHAMPTON, PA. 18966
PHONE: (215) 322-0272
FAX (215) 364-9645

ZONING SITE PLAN

RETAIL STORE

2722 STREET ROAD

TMP 02-037-032

SITUATE
BENSALEM TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

SCALE: 1" = 10' DATE: DECEMBER 31, 2015 SHEET: 3 OF 4