



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: 2023-4175

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

RECEIVED

NOV 09 2023

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

BENSALEM TOWNSHIP
BUILDING AND PLANNING

Appellant Name: PERRYVILLE HOSPITALITY, LLC

Address: 4625 STREET ROAD, UNIT B
FEASTERVILLE-TREVOSE, PA 19053

Phone No. 215-622-4570

E-Mail Address: PINANK@SIGMA-HOSPITALITY.COM

Owner's Name: SAME AS ABOVE

Address: _____

Phone No. _____

E-Mail Address: _____

Attorney Name: EDWARD F. MURPHY, ESQUIRE

Address: WISLER PEARLSTINE, LLP, 301 N. SYCAMORE STREET
NEWTOWN, PA 18940

Phone No. 215-579-5995

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

OWNER

1. Application relates to the following:

Check items if applicable:

- | | |
|--|---|
| <input 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 checked="" type="checkbox"/> Other: (describe) <u>SEE OUTLINE OF RELIEF REQUESTED AND REASONS JUSTIFYING GRANT THEREOF ATTACHED</u>
<u>HERETO AND INCORPORATED HEREIN BY REFERENCE.</u> | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-001-035

Location: US ROUTE 1 (LINCOLN HWY)

Lot Size: 2.85 ACRES

Present Use: VACANT

Proposed Use: 4 STORY INDIVIDUAL SELF STORAGE FACILITY

Present Zoning Classification: HIGHWAY COMMERCIAL (H-C1) DISTRICT

Present Improvement upon Land: VACANT

Deed recorded at Doylestown in Deed Book 1951 Page 2026

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: _____

Your statement of alleged error of Zoning Administrative Office: _____

N/A

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):

SEE OUTLINE OF RELIEF REQUESTED AND REASONS JUSTIFYING GRANT THEREOF ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

SEE OUTLINE OF RELIEF REQUESTED AND REASONS JUSTIFYING GRANT THEREOF ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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.

SEE OUTLINE OF RELIEF REQUESTED AND REASONS JUSTIFYING GRANT THEREOF ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

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.

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

11/8/23
Date

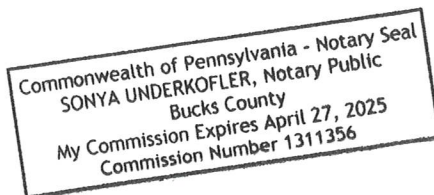
A SIGNED COPY OF THIS APPLICATION IS REQUIRED UPON SUBMISSION OF DOCUMENTS

Sworn to and subscribed before me this

8th day of November 2002 2023

Notary Public

My commission expires: April 2025



**OUTLINE OF RELIEF REQUESTED AND
REASONS JUSTIFYING GRANT THEREOF**

1. Applicant is the Owner of an approximate 2.85± acre property bounded by the Pennsylvania Turnpike, Lincoln Highway, and Neshaminy Blvd in Bensalem Township, Bucks County, Pennsylvania and which property is more particularly identified as Bucks County Tax Parcel No. 02-001-035. (hereinafter, referred to as the “Property”). See, Deed dated November 30, 2022 attached hereto as Exhibit “A” and incorporated herein by reference.

2. As noted above, the Property is effectively an “island” as it is bounded on two sides by the Pennsylvania Turnpike and by Lincoln Highway and Bensalem Blvd on its other two sides. See, the Zoning Plan attached hereto as Exhibit “B” and incorporated herein by reference.

3. The Property as described hereinabove is located in the Highway Commercial (H-C1) District and the Applicant/Owner proposes to construct a four-story individual self-storage facility with a singular point of ingress and egress from Neshaminy Blvd all as described and depicted on the Zoning Plan referenced hereinabove.

4. In support of Applicant/Owner’s desire to construct the above referenced individual self-storage facility, Applicant/Owner respectfully requests that the Bensalem

Township Zoning Hearing Board consider the grant of the following relief from the Bensalem Township Zoning Ordinance:

1. A special exception from the provisions of Section 232-409(4) so as to permit a maximum building height of the proposed self-storage facility to be 50 feet whereas a maximum building height of 35 feet is otherwise permitted;
2. A variance from the provisions of Section 232-57(a)(1)(b) so as to permit the preservation of 11% of the property woodlands whereas a 50% preservation ratio would be otherwise required;
3. A variance from the provisions of Section 232-59(a)(2)(a)(1) so as to permit a 26% preservation ratio for those steep slopes within the 8%-15% category whereas a 60% preservation ratio would otherwise be required;
4. A variance from the provisions of Section 232-59(a)(2)(a)(2) so as to permit a 39% preservation ratio for steep slopes within the 15%-25% category whereas a 70% preservation ratio would otherwise be required;

5. A variance from the provisions of Section 232-59(a)(2)(a)(3) so as to permit a 58% preservation ratio for steep slopes in excess of the 25% category whereas an 85% ratio would otherwise be required;
6. A variance from the provisions of Section 232-380(15)(a) so as to permit the proposed self-storage facility to maintain a net lot area of 2.85 acres, whereas a minimum net lot area of 5 acres would otherwise be required;
7. A variance from the provisions of Section 232-587 so as to not require an individual loading space for the proposed self-storage facility whereas a minimum of one loading space would otherwise be required;
8. A variance from the provisions of Section 232-714(b)(2) so as to permit three wall signs with a maximum square footage of 50 square foot each, whereas a maximum of one such wall sign would otherwise be allowed;

5. The variances, if authorized, will not alter the essential character of the neighborhood or zoning district in which the Property is located nor substantially nor

permanently impair the appropriate use or development of adjacent properties nor be detrimental to the public welfare.

6. The variances, if authorized, represent the minimum variances from the Zoning Ordinance which will afford relief to the Applicant/Owner and represent the least modifications possible to the regulation at issue.

EXHIBIT "A"

Deed dated November 30, 2022

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2022070078

Recorded On 11/30/2022 At 1:41:02 PM

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 1309266

User - KLJ

* Grantor - WAWA INC

* Grantee - PERRYVILLE HOSPITAL LLC

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$4,150.00
RECORDING FEES	\$85.75
BENSALEM SCHOOL	\$2,075.00
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$2,075.00
TOTAL PAID	\$8,385.75

Bucks County UPI Certification
On November 29, 2022 By LMC

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:

COMMONWEALTH LAND TITLE PHILADELPHIA
COMMERCIAL - 1700 MARKE
1700 MARKET ST STE 2110
PHILADELPHIA, PA 19103

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Daniel J. McPhillips

Daniel J. McPhillips
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

1AE914



CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
02-001-035-	-	BENSALEM TWP
CERTIFIED 11/29/2022 BY LMC		

Deed

Prepared By: Carolyn Maddaloni, Esquire An Attorney at Law of the Commonwealth of Pennsylvania Wawa, Inc. 260 West Baltimore Pike Wawa, Pennsylvania 19063 Return To: Tax Parcel No(s). 2-1-35	For Recorder's Use Only
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This Indenture, made the 11 day of November, 2022,

Between

WAWA, INC.

(hereinafter called the Grantor), of the one part, and

PERRYVILLE HOSPITALITY LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **FOUR HUNDRED FIFTEEN THOUSAND and 00/100 Dollars** (\$415,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

See Attached Exhibit A

BEING A PORTION OF THE SAME PREMISES that Township of Bensalem in deed dated October 21, 1999 and recorded October 28, 1999 in Land Records Book 1951, Page 2029 in the Office of the Recorder of Deeds of Bucks County, PA conveyed unto Wawa, Inc. in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Subject to the Following Restrictions:

Grantee covenants and agrees that the premises described herein shall not be occupied or used for a convenience food store, coffee store, sandwich store, fuel dispensing facility, energy based charging station (except as otherwise set forth below), or any combination of such uses. The term "convenience food store" means any store generally recognized by the retail food industry as being a convenience food store, including but not limited to, the type of store operated by Seller, Sheetz, 7-Eleven, Turkey Hill, Hess, Speedway, Cumberland Farms, QuickChek, Royal Farms, Circle K, Exxon-Mobil (On the Run), Race Trac, Gate, Thorntons, Hess Express, Murphy USA, Murphy Express or Sunoco A-Plus. The term "coffee store" means a store primarily engaged in the sale of coffee and related coffee drinks, including without limitation, Starbucks, Seattle's Best, Einstein's, Caribou Café, Bucks County Coffee or Barnie's Coffee and Tea Company. The term "sandwich store" means a store that is primarily engaged in the sale of hot or cold sandwiches for on-site or off-site consumption, including, without limitation, Subway, Blimpie's, Quizno's, Panera, Così, Pita Pit, Jimmy John's or Firehouse Subs. The term "fuel dispensing facility" means any facility or station that dispenses fuel, whether self-service and/or full-service. The term "energy based charging station" shall mean an electric recharging point, charging point, ECS, EVSE or other means by which infrastructure is provided to supply electric energy for the recharging of vehicles, including without limitation, those branded as TESLA, EVgo or Electrify America charging facilities. Notwithstanding the foregoing, the premises may be occupied or used for an "energy-based charging station" only if: (1) the installation and operation of an "energy-based charging station" on said premises is required by law, requirement or condition of any government body or agency with approval jurisdiction over the premises, and (2) the minimum number of such stations that are required as described above are installed. The restrictions above shall run with the land and be binding upon Grantee's successors and assigns and successors in title and shall be incorporated in any deed covering the sale or other disposition of the premises.

In Witness Whereof, the herein-named Grantor(s) has caused its common and corporate seal to be affixed to these presents by the hand of its Vice President of Real Estate. Dated the day and year first above written.

WAWA, INC.

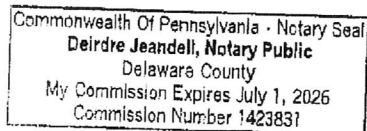
Attest: [Signature]
Assistant Secretary

By: [Signature]
John M. Poplawski, Vice President

Commonwealth of Pennsylvania } ss
County of Delaware

AND NOW, this 17th day of November, 2022, before me, the undersigned Notary Public, appeared JOHN M. POPLAWSKI, who acknowledged himself to be the Vice President of **Grantor**, a corporation, and he, as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



[Signature]
Notary Public
My commission expires July 1, 2026

The precise residence and the complete post office address of the above named Grantee is:

**25 Delaney Drive
Newtown PA 18940**

[Signature]
On behalf of the Grantee

Exhibit A

ALL THAT CERTAIN TRACT OF LAND SITUATE IN BENSALEM TOWNSHIP, BUCKS COUNTY, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY FOR SIGMA HOSPITALITY GROUP LLC, BY DYNAMIC SURVEY, LLC DATED 11/16/2022, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PENNSYLVANIA TURNPIKE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE INTERSECTING POINT BETWEEN SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US RTE1 (VARIABLE WIDTH RIGHT-OF-WAY, RELOCATED), AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, NORTH 27 DEGREES 04 MINUTES 01 SECONDS EAST, A DISTANCE OF 298.34 FEET TO A POINT, THENCE;

RUNNING THE FOLLOWING THREE (3) COURSES ALONG THE PENNSYLVANIA TURNPIKE, RAMP 'IJ' (VARIABLE WIDTH RIGHT-OF-WAY)

1. SOUTH 71 DEGREES 55 MINUTES 45 SECONDS EAST, A DISTANCE OF 208.59 FEET TO A POINT, THENCE;

2. SOUTH 75 DEGREES 31 MINUTES 50 SECONDS EAST, A DISTANCE OF 229.11 FEET TO A POINT, THENCE;

3. NORTH 75 DEGREES 22 MINUTES 25 SECONDS EAST, A DISTANCE OF 122.02 FEET TO A POINT ALONG THE NORTHWESTERLY RIGHT OF WAY OF NESHAMINY BOULEVARD, THENCE;

RUNNING THE FOLLOWING THREE (3) COURSES ALONG NESHAMINY BOULEVARD (VARIABLE WIDTH),

1. SOUTH 49 DEGREES 51 MINUTES 37 SECONDS WEST, A DISTANCE OF 102.98 FEET TO A POINT OF CURVATURE, THENCE;

2. ALONG AN ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 22.00 FEET A CENTRAL ANGLE OF 60 DEGREES 41 MINUTES 07 SECONDS, AN ARC LENGTH OF 23.30 FEET, A CHORD BEARING NORTH 82 DEGREES 07 MINUTES 47 SECONDS WEST AND A CHORD DISTANCE OF 22.23 FEET TO A POINT OF REVERSE CURVATURE, THENCE;

3. ALONG AN ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 53.00 FEET A CENTRAL ANGLE OF 183 DEGREES 03 MINUTES 27 SECONDS, AN ARC LENGTH OF 169.33 FEET, A CHORD BEARING SOUTH 36 DEGREES 41 MINUTES 09 SECONDS WEST AND A CHORD DISTANCE OF 105.96 FEET TO A POINT, THENCE;

ALONG A COMMON LINE WITH PARCEL 02-001-064, SOUTH 50 DEGREES 25 MINUTES 35 SECONDS WEST, A DISTANCE OF 20.01 FEET, THENCE;

CONTINUING ALONG THE SAME, SOUTH 45 DEGREES 40 MINUTES 35 SECONDS WEST, A DISTANCE OF 168.48 FEET TO A POINT, THENCE;

RUNNING THE FOLLOWING THREE (3) COURSES ALONG THE PENNSYLVANIA TURNPIKE (A.K.A. I-276 VARIABLE WIDTH),

1. NORTH 75 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 227.73 FEET TO A POINT, THENCE;

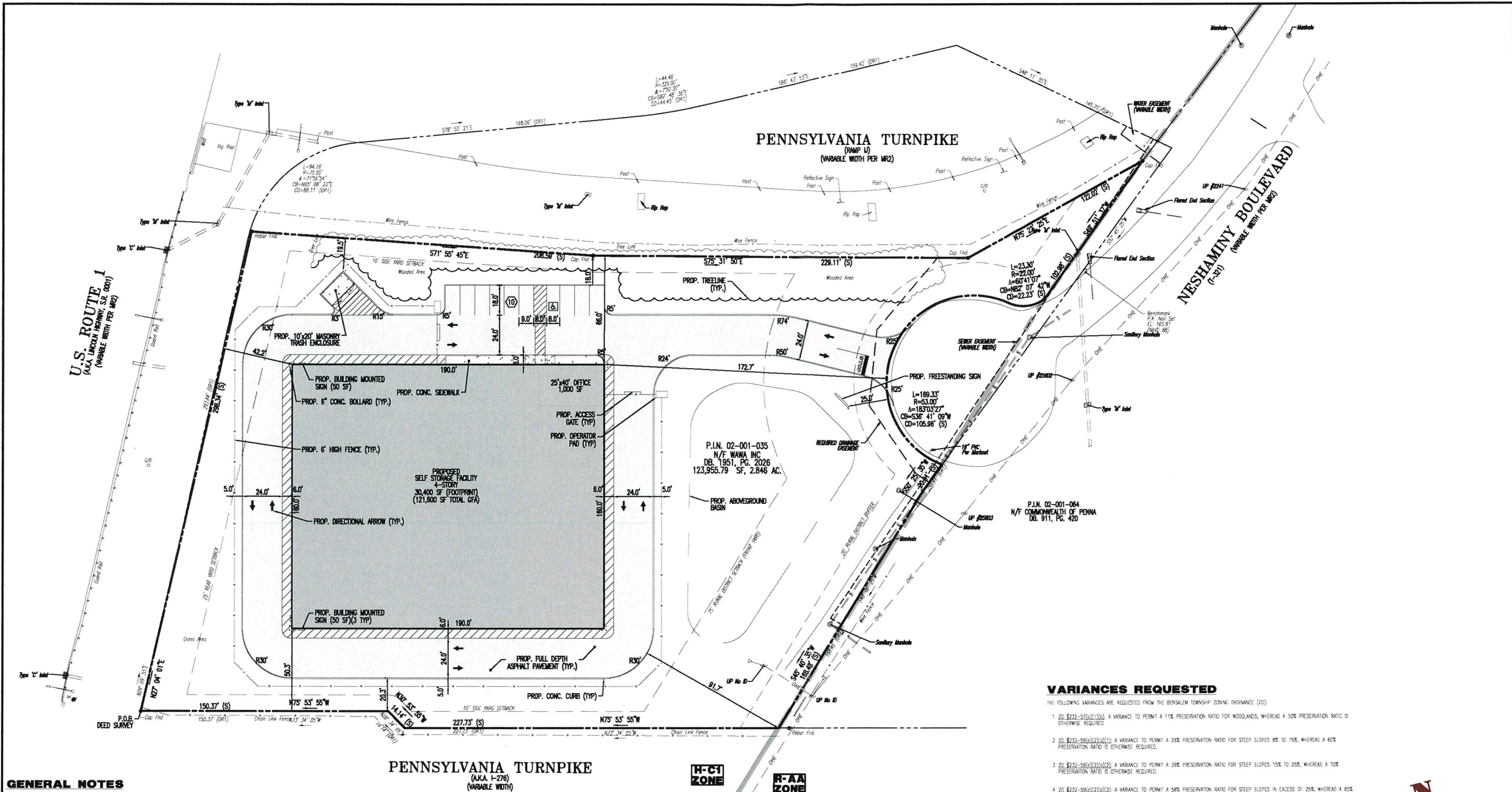
2. NORTH 30 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A POINT, THENCE;

Continued

3. NORTH 75 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 150.37 FEET TO A POINT AND PLACE OF BEGINNING.

EXHIBIT "B"

Zoning Plan



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
ALTA/NPS LAND TITLE SURVEY
DYNAMIC SURVEY LLC
826 NEWTOWN YARDLEY ROAD, SUITE 201
NEWTOWN, PA 18840
DATED: 10/24/2022
- APPLICANT: PERRYVILLE HOSPITALITY, LLC
4620 STREET ROAD, UNIT B
PERRYVILLE, PA 18903
- OWNER: WANA INC.
260 W BALTIMORE PIKE
WANA, PA 15063
- PARCEL DATA: LINCOLN HIGHWAY (SR-0007)
P.L.N. 02-001-035
BENSLEM TOWNSHIP
BUCKS COUNTY, PA
- ZONE: HIGHWAY COMMERCIAL (H-C1) DISTRICT
- EXISTING USE: VACANT LOT
- PROPOSED USE: INDIVIDUAL SELF-STORAGE FACILITY (CONDITIONAL USE) (§232-426(2))
- SCHEDULE OF ZONING REQUIREMENTS (§232-409 & 232-593)

DISTRICT REQUIREMENT	H-C1 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA (H-C1 DISTRICT)	15,000 SF	123,956 SF (2.85 AC)	123,956 SF (2.85 AC)
MINIMUM LOT AREA (INDIVIDUAL SELF-STORAGE FACILITY)	5.0 AC	N/A	123,956 SF (2.85 AC) (M)
MINIMUM LOT WIDTH (H-C1)	75 FT	304 FT	304 FT
MINIMUM FRONT YARD SETBACK (NESHAMINY BOULEVARD) [1]	75 FT	N/A	172.7 FT
MINIMUM SIDE YARD SETBACK (H-C1)	10 FT	N/A	85.6 FT
MINIMUM SIDE YARD SETBACK (PENNSYLVANIA TURNPIKE)	10 FT	N/A	50.3 FT
MINIMUM REAR YARD SETBACK (LINCOLN HIGHWAY)	25 FT	N/A	42.2 FT
MINIMUM RURAL DISTRICT BUFFER AND PLANTING STRIP [1]	20 FT	N/A	91.7 FT
MINIMUM BUILDING HEIGHT	35 FT	N/A	50 FT (M)
MINIMUM BUILDING COVERAGE	30%	N/A	25.8% (32,000 SF)
MINIMUM IMPERVIOUS COVERAGE	70%	0% (0 SF)	45.6% (57,616 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE
[1] WHERE A PROPERTY ZONED H-C1 ADJUTS ANY RURAL OR RESIDENCE DISTRICT BOUNDARY, A 75 FT YARD SHALL BE PROVIDED AS MEASURED FROM THE REAR OF THE 20-FT BUFFER YARD AND PLANTING STRIP

PENNSYLVANIA TURNPIKE (A.K.A. I-76) (VARIABLE WIDTH)

- INDIVIDUAL SELF-STORAGE FACILITY CONDITIONAL USE REGULATIONS:
A. THE MINIMUM LOT SIZE SHALL BE FIVE (5) ACRES (§232-380(1)(a)) (M)
B. THE HOURS OF OPERATION SHALL BE NO EARLIER THAN 7:00 A.M. TO NO LATER THAN 8:00 P.M. (§232-380(1)(b))
C. THE PROPOSED USE SHALL MEET ALL OF THE REQUIREMENTS AND STANDARDS SET FORTH IN SUBSECTIONS 232-595(C) AND (D) OF THE BENSLEM TOWNSHIP ZONING ORDINANCE (§232-380(1)(c))
- PARKING REQUIREMENTS:
A. THE MINIMUM PARKING STALL DIMENSIONS FOR STALLS AT A NINETY (90) DEGREE ANGLE SHALL BE NINE (9) FEET IN WIDTH AND EIGHTEEN (18) IN DEPTH. THE MINIMUM ONE-WAY DRIVE ASLE DEPTH SHALL BE EIGHTEEN (18) FEET AND THE MINIMUM TWO-WAY DRIVE ASLE WIDTH SHALL BE TWENTY-FOUR (24) FEET. (§232-585(1)(1))
B. REQUIRED PARKING CALCULATION PER §232-586(1)(2):
SELF-STORAGE FACILITY: ONE (1) PARKING SPACE PER EMPLOYEE
THEREFORE:
(# EMPLOYEES) X (1 SPACES/EMPLOYEE) = 4 SPACES REQUIRED
(# EMPLOYEES) X (1 SPACES/EMPLOYEE) = 16 SPACES PROPOSED (COMPLIES)
- LOADING REQUIREMENTS:
A. IN NO CASE SHALL LESS THAN ONE (1) LOADING SPACE BE PROVIDED FOR COMMERCIAL, INDUSTRIAL, OR MANUFACTURING PURPOSES. (§232-587) (M)
B. EACH TRUCK LOADING SPACE SHALL CONSIST OF A MINIMUM OF 780 SQUARE FEET OF USABLE AREA TWELVE (12) FEET BY SIXTY-FIVE (65) FEET IN SIZE, EXCLUSIVE OF ACCESS ROADS CONNECTING SUCH SPACE WITH A STREET, ALLEY OR DRIVEWAY ACCESS TO EACH LOADING SPACE SHALL HAVE SUFFICIENT TO SERVICE THE LARGEST ANTICIPATED VEHICLE. (§232-587(1))
C. ALL AREAS FOR LOADING AND UNLOADING OF DELIVERY TRUCKS AND OTHER VEHICLES AND FOR THE SERVICING OF ESTABLISHMENTS OR SHOPS BY REFUSE COLLECTION, FIELD AND OTHER SERVICE VEHICLES SHALL HAVE ADEQUATE AND UNOBSTRUCTED ACCESS FROM A STREET, ALLEY OR DRIVEWAY AND SHALL BE SO ARRANGED THAT THEY MAY BE USED WITHOUT BLOCKING OR OTHERWISE INTERFERING WITH THE USE OF AUTOMOBILE ACCESS OR PARKING FACILITIES OR PEDESTRIAN WAYS. (§232-587(2))
- DRIVEWAY REQUIREMENTS:
A. ACCESS FROM A STREET OR WAY SHALL BE A PAVED SURFACE, NO LESS THAN TWELVE (12) FEET IN WIDTH (§232-582)
- BUFFER AREA REQUIREMENTS:
A. BUFFERWAYS AND PLANTING STRIPS SHALL BE PROVIDED FOR ALL LAND DEVELOPMENTS OCCURRING IN THE, H-C1 DISTRICT IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
• A TWENTY (20) FOOT BUFFERWAY AND PLANTING STRIP SHALL BE PROVIDED ALONG EACH BOUNDARY WHICH IS OPPOSITE OR ADJACENT TO A RESIDENCE DISTRICT OR TO A PARK. (§232-592(1))
• WHEN THE H-C1 DISTRICTS ADJUTS ANY RURAL OR RESIDENCE DISTRICT BOUNDARY LINE, A YARD SHALL BE PROVIDED WHICH SHALL NOT BE LESS THAN 75 FEET IN WIDTH, MEASURED FROM THE REAR OF THE 20-FOOT BUFFERWAY AND PLANTING STRIP REFERENCED IN SUBSECTION 232-592(1). (§232-593)
B. IN NO CASE IS PARKING PERMITTED TO BE LOCATED IN REQUIRED BUFFER AREAS. (§232-596(1)(2))

H-C1 ZONE

R-AA ZONE

- FENCE & WALL REQUIREMENTS:
A. RETAINING WALLS MAY BE CONSTRUCTED IN A YARD AREA. THE WALL SHALL BE LOCATED NO CLOSER THAN THREE (3) FEET FROM PROPERTY LINES UNLESS CONSTRUCTION AND MAINTENANCE EASEMENTS ARE PRODUCED FROM ADJUTING PROPERTY OWNERS. (§232-583(1))
B. FENCES MAY BE ERCTED IN ANY FRONT, SIDE OR REAR YARD. FENCES SHALL NOT EXCEED SIX AND ONE-HALF (6.5) FEET IN HEIGHT. (§232-583(1)(1))
C. FENCES ADJUTING A PRIVATE DRIVEWAY OR LOCATED BEYOND THE FRONT BUILDING SET-BACK LINE SHALL NOT EXCEED FOUR FEET IN HEIGHT. (§232-583(1)(2))
D. FENCES MAY BE ERCTED ON PROPERTIES THAT HAVE MULTIPLE FRONT YARDS, HOWEVER, ALONG THE STREET LINE ON WHICH THE PRINCIPAL BUILDING FRONTS, THE FENCE SHALL NOT EXCEED FOUR FEET IN HEIGHT, AND ALONG THE REMAINING FRONT YARD STREETS LINES THAT DO NOT ADJUT A PRIVATE DRIVEWAY, THE FENCE SHALL NOT EXCEED SIX AND ONE-HALF FEET IN HEIGHT. (§232-583(1)(3))
- FIRE LANE REQUIREMENTS:
A. FIRE LANES SHALL BE PROVIDED AND MARKED IN ACCORDANCE WITH BENSLEM TOWNSHIP FIRE PREVENTION ORDINANCE NO. 93-15. (§232-412)
- ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
- BASED ON TOPOGRAPHIC SURVEY INFORMATION AND FEMA FLOOD WARNING, THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0434, WHICH BEARS AN REVISED DATE OF 3/16/2015. BY TELEPHONE, YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-438-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.
- A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.
- THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

VARIANCES REQUESTED

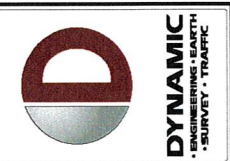
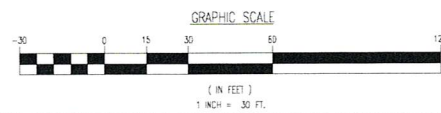
- THE FOLLOWING VARIANCES ARE REQUESTED FROM THE BENSLEM TOWNSHIP ZONING ORDINANCE (ZO):
- ZO §232-576(1)(1)(a), A VARIANCE TO PERMIT A 11% PRESERVATION RATIO FOR WOODLANDS, WHEREAS A 50% PRESERVATION RATIO IS OTHERWISE REQUIRED.
 - ZO §232-582(1)(1)(a), A VARIANCE TO PERMIT A 25% PRESERVATION RATIO FOR STEEP SLOPES 8% TO 15%, WHEREAS A 60% PRESERVATION RATIO IS OTHERWISE REQUIRED.
 - ZO §232-582(1)(1)(a), A VARIANCE TO PERMIT A 35% PRESERVATION RATIO FOR STEEP SLOPES 15% TO 25%, WHEREAS A 70% PRESERVATION RATIO IS OTHERWISE REQUIRED.
 - ZO §232-582(1)(1)(a), A VARIANCE TO PERMIT A 50% PRESERVATION RATIO FOR STEEP SLOPES IN EXCESS OF 25%, WHEREAS A 85% PRESERVATION RATIO IS OTHERWISE REQUIRED.
 - ZO §232-582(1)(1)(a), A VARIANCE TO PERMIT AN INDIVIDUAL SELF-STORAGE FACILITY USE TO MAINTAIN A NET LOT AREA OF 2.85 ACRES, WHEREAS A MINIMUM NET LOT AREA OF 5.0 ACRES IS OTHERWISE REQUIRED.
 - ZO §232-582: A VARIANCE TO NOT REQUIRE A LOADING SPACE FOR THE PROPOSED SELF-STORAGE BUILDING, WHEREAS A MINIMUM OF ONE (1) LOADING SPACE IS OTHERWISE REQUIRED.
 - ZO §232-714(1)(2): A VARIANCE TO PERMIT THREE (3) WALL SIGNS WITH A MAXIMUM SQUARE FOOTAGE OF 50 SQUARE FEET EACH, WHEREAS A MAXIMUM OF ONE (1) WALL SIGN IS OTHERWISE PERMITTED.

SPECIAL EXCEPTIONS REQUESTED

- THE FOLLOWING SPECIAL EXCEPTION IS REQUESTED FROM THE BENSLEM TOWNSHIP ZONING ORDINANCE (ZO):
- ZO §232-426(2): A SPECIAL EXCEPTION TO PERMIT A MAXIMUM BUILDING HEIGHT OF FIFTY (50) FEET, WHEREAS A MAXIMUM BUILDING HEIGHT OF THIRTY-FIVE (35) FEET IS OTHERWISE PERMITTED.

SIGNAGE TABLE

SIGN	REQUIREMENTS	PROPOSED
FREESTANDING	NUMBER OF SIGNS: ONE (1) PER STREET FRONTAGE	NUMBER OF SIGNS: ONE (1)
	MINIMUM SIGN AREA: 150 SF	SIGN AREA: < 150 SF
	MINIMUM SIGN HEIGHT: 20 FT	SIGN HEIGHT: < 20 FT
	MINIMUM SIGN SETBACK: 25 FT (FROM ALL PROPERTY LINES)	SIGN SETBACK: 25 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS: ONE (1) PER PUBLIC ENTRANCE FACING A PUBLIC STREET	NUMBER OF SIGNS: THREE (3) (M)
	MINIMUM FACADE SIGN AREA: 50 SF	SIGN AREA: < 50 SF (EACH)
	WALL PROJECTION: 12 INCHES	PROJECTION: < 12 INCHES
DIRECTIONAL	NUMBER OF SIGNS: N/A	NUMBER OF DIRECTIONAL SIGNS: TWO
	MINIMUM SIGN AREA: 8 SF	DIRECTIONAL SIGN AREA: < 8 SF



DATE	REVISION	BY
10/20/2022	REV. PER LAYOUT UPDATES	AW

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DATE: 10/20/2022
DRAWN BY: JAG
CHECKED BY: JAG
DESIGNED BY: JAG
AW: JAG
DCR: JAG
P.L.N. 02-001-035
N/F WANA INC.
123,956 SF, 2.846 AC.
P.L.N. 02-001-064
N/F COMMONWEALTH OF PENNA
DB. 911, PG. 420

PROJECT: PERRYVILLE HOSPITALITY, LLC
N/F WANA INC. SELF-STORAGE FACILITY
LINCOLN HIGHWAY
TOWNSHIP OF BENSLEM, BUCKS COUNTY, PENNSYLVANIA



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JUSTIN A. GEONNOTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 085626

THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 091742

TITLE: **ZONING PLAN**

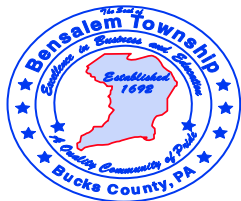
SCALE: (H) 1" = 30'
(V) 1" = 30'

DATE: 10/20/2022

PROJECT NO: 4518-22-02394

SHEET NO: **1**

Rev # 1



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem, PA 19020
www.bensalempa.gov

ZONING PERMIT

November 21, 2023

PERRYVILLE HOSPITALITY, LLC
4625 STREET RD, UNIT B
FEASTERVILLE-TREVOSE, PA 19053

Proposed:	4 STORY SELF STORAGE FACILITY
Project Address:	LINCOLN HIGHWAY (ROUTE 1) TREVOSE, PA 19053
Tax Parcel:	02-001-035
Property Owner:	SAME AS ADDRESSED

Dear Sir or Madam:

In response to your request, the following information is being furnished as it pertains to the above referenced property:

The subject property is located in the H-C1 Zoning District.

The proposed use is to construct a 4 story individual self storage building.

Per section 232-408(2) Any use permitted in a G-C commercial district is permitted in an H-C1 Zoning District.

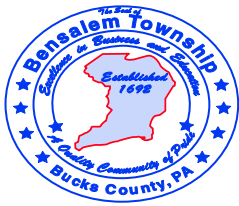
Per section 232-380(15) of the GC Zoning District regulations, Individual self-storage facilities is permitted (as a conditional use) subject however to all of the following conditions:

- a .The minimum lot size shall be five acres.
- b. The hours of operation shall be no earlier than 7:00 a.m. to no later than 8:00 p.m., prevailing time.
- c .The proposed use shall meet all of the requirements and standards set forth in subsections 232-595(c) and (d) of the zoning ordinance.

The following zoning relief is required:

- A condition use is required from The Bensalem Township Council to permit the use of individual self storage.
- 2. A variance is required from section 232-380(15)(a) from the minimum lot size shall of five acres.
- 3. A special exception is required from section 232-409(4) from the maximum building height of 35 feet.
- 4. A variance is required from section 232-57(a)(1)(b) from the requirement that woodlands shall be preserved in at least a 50 percent natural open space state where such area contains neither wetland nor significant natural features.
- 5. A variance is required from section 232-59 from steep slope disturbance.
- 6. A variance is requested from section 232-587 from providing a loading and unloading space.
- 7. A variance from section 232-714(b)(2) to permit 3 wall signs with a size of 50 SF each sign.

A copy of the section for this classification can be found on our website. If you should have any question 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://bensalempa.gov>



BENSALEM TOWNSHIP

Building and Planning Department
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2400 Byberry Road • Bensalem, PA 19020
www.bensalempa.gov

Respectfully,

A handwritten signature in black ink, appearing to read "Ken Farrall".

Kenneth V. Farrall, BCO, APA, PLS
Director of Building and Planning/Zoning Officer

pinank@sigma-hospitality.com
Delivery & Read Receipt Email

KF/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.