



BENSALEM TOWNSHIP

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

1/18/2024

Exhibit Z-4

Zoning Hearing Board

Appeal Number: 2024-0163

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: Purvi, LLC

Address: 1752 Wellington Drive, Langhorne PA 19047

Phone No. (215) 431-1752

E-Mail Address: judgejudy61@hotmail.com

Owner's Name: Same as above

Address:

Phone No.

E-Mail Address:

Attorney Name: Michael J. Meginniss, Esquire

Address: 680 Middletown Blvd.

Langhorne, PA 19047

Phone No. 215-750-0110 / mmeginniss@begleycarlin.com

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

1. Application relates to the following:

Check items if applicable:

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

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-010-001-001

Location: 2277 Old Lincoln Hwy, Bensalem

Lot Size: 4.63 acres

Present Use: Hotel and surface parking lot

Proposed Use: Restaurant drive-thru, surface parking lot and hotel

Present Zoning Classification: HC- Highway Commercial

Present Improvement upon Land: Existing building (hotel) with parking and auto sales

Deed recorded at Doylestown in Deed Book 1505 Page 2347

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

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: _____

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): 1) Section 232-380(14)c 2.) Section 232-409(3)a 3) Section 232-586(c)(3).

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

Applicant is the owner of the at issue property and wishes to construct a Hilton Hotel and Quick Service Restaurant to replace the currently existing hotel. Applicant needs three specific variances to include; construction on a lot size of 5.03 instead of 7.5 acres, as well as the permission to construct a five story hotel in HC-1 district. Applicant also seeks a de minimis variance on a front yard setback of only .54 square feet to permit 74.46 when 75 feet is required. Additionally, to accommodate the hotel, Applicant is required to have 197 parking spaces. Applicant seeks a variance to allow 182 spaces. The property could offer a higher end option among the current hotel market in the surrounding area and is a replacement of existing hotel and auto sales store. The proposed relief will not negatively impact the surrounding property nor be contrary to the health, safety and welfare of the community.

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.

Variances from 1) Section 232-380(14)c to permit Applicant to build a 5 story hotel/motel on a lot with an area of 5.03 acres instead of the required 7.5 acres 2.) Section 232-409(3)a to permit a front yard setback for a drive-thru restaurant of 74.46 feet instead of the required 75 feet. 3) Section 232-586(c)(3) to permit 182 parking spaces instead of the required 197 spaces.

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

Date

1/17/24

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

Sworn to and subscribed before me this

17th day of January 2024

Notary Public

My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Elisabeth R. Gold, Notary Public
Bucks County
My commission expires September 7, 2027
Commission number 1214655
Member, Pennsylvania Association of Notaries

This Deed, made this
Between,

11th

day of December

1997

CHANDRAKANT PATEL AND USHA C. PATEL, husband and wife,

(hereinafter called the "Grantor").

of the one part, and

PURVI, L.L.C., a Pennsylvania limited liability company

(hereinafter called the "Grantee"). of the other part.

Witnesseth, That in consideration of SEVEN HUNDRED FIFTY THOUSAND (\$750,000.00)

in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or tract of land, Hereditaments and Appurtenances, SITUATE in the Township of Bensalem, County of Bucks and State of Pennsylvania, according to a Survey and Plan made thereof by Pickering, Corts and Summerson, Civil Engineers and Surveyors, Woodbourne Road, R.D. #1, Langhorne, Penna.

BEGINNING at a point on the Southerly side of the Lincoln Highway, present Route #281 (as originally laid out 50 feet wide); said point being in the middle of the Poquessing Creek and in the dividing line between the City of Philadelphia and the County of Bucks, thence from the point of beginning and along the original Southerly side of said highway, North 82 degrees 10 minutes East 586.67 feet to a corner of remaining land of Margaret M. Fleischut which is about to be conveyed, thence by said land from which this is taken the three following courses and distances, viz: (1) South 7 degrees 33 minutes East 158.07 feet to a corner, thence (2) North 82 degrees 16 minutes East 116.65 feet to a corner, thence (3) South 22 degrees 37 minutes East 206.32 feet to a point in the middle of the Old Lincoln Highway (at this point 33 feet wide); thence along the middle thereof, South 39 degrees 49 minutes West 87.72 feet to an angle, thence still along the middle thereof, South 65 degrees 36 minutes West 49 feet to a point in the middle of the Poquessing Creek being also in the dividing line between the City of Philadelphia and the County of Bucks, thence running partly up the middle of said creek along said dividing line by its various courses for a distance of 955 feet more or less to the place of beginning.

BEING the same premises which Joseph Fleischut and Margaret Fleischut, husband and wife, by Indenture bearing date the 12th day of September, A.D. 1995 and recorded in the Office of the Recorder of Deeds &c., in and for the County of Bucks, aforesaid, in Land Record Book 1130 page 195, granted and conveyed unto Chandrakant Patel and Usha C. Patel, husband and wife, in fee.

BEING PARCEL NO. 2-10-1-1.

11	984
19 97 13:46:00	10:29:00
19 97 13:46:00	17500.00
19 97 13:46:00	17500.00
19 97 13:46:00	17500.00

505 162347

97 DEC 19 AM 9:15

STEWART TITLE
GUARANTY COMPANY

97-1149

Deed



The address of the Grantee is
1752 Wellingford Dr.
Langhorne, PA 19047

5K1 505 02348

RECORDED in Deed Book _____ page _____
GIVEN under my hand and the seal of the said
office, the date above written

Recorder of Deeds

Form No. 13019
Rev. 1-81

09RL75

State of Pennsylvania County of Philadelphia
On this 16th day of December 1997, before me, the
undersigned officer, personally appeared Chandrakant Patel & Usha C. Patel
known to me (or satisfactorily proven) to be the person whose names are subscribed to the within
instrument and acknowledged that they executed the same for the purposes therein contained

Vicki L. Watson
Notary Public
NOTARIAL SEAL
VICKI L. WATSON, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Feb. 25, 1999

SEALED AND DELIVERED

In the Presence of:

Robert L. Smith

CHANDRAKANT PATEL

USHA C. PATEL

SEAL

SEAL

SEAL

SEAL

And the said Grantor do hereby covenant to and with the said Grantee that the said Grantor SHALL and WILL
Warrant and forever Defend the herein above
described premises, with the hereditaments and appurtenances, unto the said Grantee
and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim
the same or any part thereof, by, from or under him, her, them or any of them.
IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first
above written.

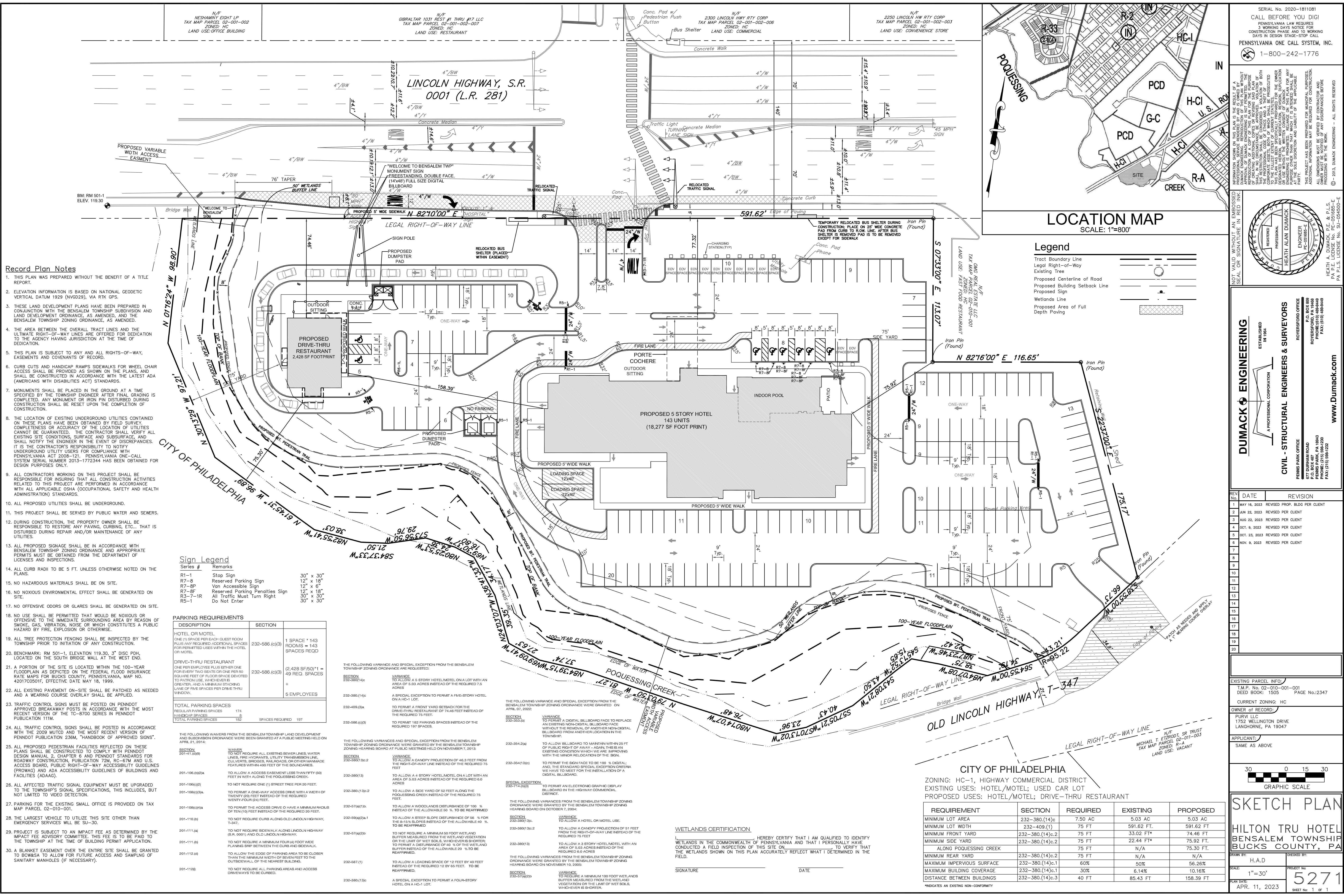
DOCUMENT RECORDED
11/16/97 10:24 AM

DEC 19 97

RECORDED OF DEEDS



1 A 5.00
1.127 5.00



Record Plan Notes

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ELEVATION INFORMATION IS BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29), VIA RTK GPS.
3. THESE LAND DEVELOPMENT PLANS HAVE BEEN PREPARED IN CONJUNCTION WITH THE BENSALEM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED, AND THE BENSALEM TOWNSHIP ZONING ORDINANCE, AS AMENDED.
4. THE AREA BETWEEN THE OVERALL TRACT LINES AND THE ULTIMATE RIGHT-OF-WAY LINES ARE OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
5. THIS PLAN IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
6. CURB CUTS AND HANDICAP RAMPS SIDEWALKS FOR WHEEL CHAIR ACCESS SHALL BE PROVIDED AS SHOWN ON THE PLANS, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA (AMERICANS WITH DISABILITIES ACT) STANDARDS.
7. MONUMENTS SHALL BE PLACED IN THE GROUND AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER AFTER FINAL GRADING IS COMPLETED. ANY MONUMENT OR IRON PIN DISTURBED DURING CONSTRUCTION SHALL BE RESET UPON THE COMPLETION OF CONSTRUCTION.
8. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121. PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER 2013-1772344 HAS BEEN OBTAINED FOR DESIGN PURPOSES ONLY.
9. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
10. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
11. THIS PROJECT SHALL BE SERVED BY PUBLIC WATER AND SEWERS.
12. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC., THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.
13. ALL PROPOSED SIGNAGE SHALL BE IN ACCORDANCE WITH BENSALEM TOWNSHIP ZONING ORDINANCE AND APPROPRIATE PERMITS MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS.
14. ALL CURB RADI TO BE 5 FT. UNLESS OTHERWISE NOTED ON THE PLANS.
15. NO HAZARDOUS MATERIALS SHALL BE ON SITE.
16. NO NOXIOUS ENVIRONMENTAL EFFECT SHALL BE GENERATED ON SITE.
17. NO OFFENSIVE ODORS OR GLARES SHALL BE GENERATED ON SITE.
18. NO USE SHALL BE PERMITTED THAT WOULD BE NOXIOUS OR OFFENSIVE TO THE IMMEDIATE SURROUNDING AREA BY REASON OF SMOKE, GAS, VIBRATION, NOISE OR WHICH CONSTITUTES A PUBLIC HAZARD BY FIRE, EXPLOSION OR OTHERWISE.
19. ALL TREE PROTECTION FENCING SHALL BE INSPECTED BY THE TOWNSHIP PRIOR TO INITIATION OF ANY CONSTRUCTION.
20. BENCHMARK: RM 501-1, ELEVATION 119.30, 3" DISC PDH, LOCATED ON THE SOUTH BRIDGE WALL AT THE WEST END.
21. A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEPICTED ON THE FEDERAL FLOOD INSURANCE RATE MAPS FOR BUCKS COUNTY, PENNSYLVANIA, MAP NO. 42017C0501F, EFFECTIVE DATE MAY 18, 1999.
22. ALL EXISTING PAVEMENT ON-SITE SHALL BE PATCHED AS NEEDED AND A WEARING COURSE OVERLAY SHALL BE APPLIED.
23. TRAFFIC CONTROL SIGNS MUST BE POSTED ON PENNDOT APPROVED BREAKAWAY POSTS IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC-8700 SERIES IN PENNDOT PUBLICATION 111M.
24. ALL TRAFFIC CONTROL SIGNS SHALL BE POSTED IN ACCORDANCE WITH THE 2009 MUTCD AND THE MOST RECENT VERSION OF PENNDOT PUBLICATION 236M, "HANDBOOK OF APPROVED SIGNS".
25. ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CHAPTERED TO COMPLY WITH PENNDOT DESIGN MANUAL 2, CHAPTER 6 AND PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M, RC-67M AND U.S. ACCESS BOARD, PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES OF BUILDINGS AND FACILITIES (ADAAG).
26. ALL AFFECTED TRAFFIC SIGNAL EQUIPMENT MUST BE UPGRADED TO THE TOWNSHIP'S SIGNAL SPECIFICATIONS, THIS INCLUDES, BUT NOT LIMITED TO VIDEO DETECTION.
27. PARKING FOR THE EXISTING SMALL OFFICE IS PROVIDED ON TAX MAP PARCEL 02-010-001.
28. THE LARGEST VEHICLE TO UTILIZE THIS SITE OTHER THAN EMERGENCY SERVICES WILL BE SU-30.
29. PROJECT IS SUBJECT TO AN IMPACT FEE AS DETERMINED BY THE IMPACT FEE ADVISORY COMMITTEE. THIS FEE IS TO BE PAID TO THE TOWNSHIP AT THE TIME OF BUILDING PERMIT APPLICATION.
30. A BLANKET EASEMENT OVER THE ENTIRE SITE SHALL BE GRANTED TO BOWMAN TO ALLOW FOR FUTURE ACCESS AND SAMPLING OF SANITARY MANHOLES (IF NECESSARY).

Sign Legend

Series #	Remarks	
R1-1	Stop Sign	30" x 30"
R7-8	Reserved Parking Sign	12" x 18"
R7-8P	Van Accessible Sign	12" x 6"
R7-8P	Reserved Parking Penalties Sign	12" x 18"
R3-7-1R	All Traffic Must Turn Right	30" x 30"
R5-1	Do Not Enter	30" x 30"

PARKING REQUIREMENTS

DESCRIPTION	SECTION	
HOTEL OR MOTEL ONE (1) SPACE PER EACH GUEST ROOM PLUS ANY REQUIRED ADDITIONAL SPACES FOR PERMITTED USES WITHIN THE HOTEL OR MOTEL	232-586 (c)(3)	1 SPACE * 143 ROOMS = 143 SPACES REQUIRED
DRIVE-THRU RESTAURANT ONE PER EMPLOYEE PLUS EITHER ONE FOR EVERY TWO SEATS OR ONE PER 50 SQUARE FEET OF FLOOR SPACE DEVOTED TO PATRON USE, WHICHEVER IS GREATER, AND A MINIMUM STORAGE LINE OF FIVE SPACES PER DRIVE-THRU WINDOW.	232-586 (c)(3)	(2,428 SF/50)'1 = 49 REQ. SPACES + 5 EMPLOYEES
TOTAL PARKING SPACES REGULAR PARKING SPACES HANDICAP SPACES TOTAL PARKING SPACES	174 8 182	SPACES REQUIRED 197

THE FOLLOWING VARIANCES FROM THE BENSALEM TOWNSHIP LAND DEVELOPMENT AND SUBDIVISION ORDINANCE WERE GRANTED AT A PUBLIC MEETING HELD ON APRIL 21, 2014:

SECTION	DESCRIPTION	REMARKS
201-106 (a)(2)(a)	TO NOT REQUIRE ALL EXISTING SEWER LINES, WATER LINES, FIRE HYDRANTS, UTILITY TRANSMISSION LINES, CULVERTS, BRIDGES, RAILROADS, OR OTHER MANMADE FEATURES WITHIN 400 FEET OF THE BOUNDARIES.	
201-106 (b)(2)	TO ALLOW A ACCESS EASEMENT LESS THAN FIFTY (50) FEET IN WIDTH ALONG THE POQUESSING CREEK.	
201-106 (b)(3)(a)	TO NOT REQUIRE ONE (1) STREET TREE PER 20 FEET.	
201-106 (b)(3)(a)	TO PERMIT A ONE-WAY ACCESS DRIVE WITH A WIDTH OF TWENTY (20) FEET INSTEAD OF THE REQUIRED TWENTY-FOUR (24) FEET.	
201-106 (b)(3)(a)	TO PERMIT THE ACCESS DRIVE TO HAVE A MINIMUM RADIUS OF TEN (10) FEET INSTEAD OF THE REQUIRED 20 FEET.	
201-110 (b)	TO NOT REQUIRE CURBS ALONG OLD LINCOLN HIGHWAY, T-347.	
201-111 (b)	TO NOT REQUIRE SIDEWALK ALONG LINCOLN HIGHWAY (S.R. 0001) AND OLD LINCOLN HIGHWAY.	
201-111 (b)	TO NOT REQUIRE A MINIMUM FOUR (4) FOOT WIDE PLANNING STRIP BETWEEN THE CURB AND SIDEWALK TO PERMIT A DISTURBANCE OF 40 % OF THE WETLAND BUFFER INSTEAD OF THE ALLOWABLE 40 % TO BE REAFFIRMED.	
201-112 (b)	TO ALLOW THE EDGE OF PARKING AREA TO BE CLOSER THAN THE MINIMUM WIDTH OF SEVEN FEET TO THE OUTSIDE WALL OF THE NEAREST BUILDING.	
201-112 (b)	TO NOT REQUIRE ALL PARKING AREAS AND ACCESS DRIVEWAYS TO BE CURBED.	
201-112 (b)	TO ALLOW A LOADING SPACE OF 12 FEET BY 40 FEET INSTEAD OF THE REQUIRED 12 FEET BY 65 FEET. TO BE REAFFIRMED.	
232-587 (1)	TO ALLOW A LOADING SPACE OF 12 FEET BY 40 FEET INSTEAD OF THE REQUIRED 12 FEET BY 65 FEET. TO BE REAFFIRMED.	
232-588 (1)(3)	A SPECIAL EXCEPTION TO PERMIT A FOUR-STORY HOTEL ON A HC-1 LOT.	

THE FOLLOWING VARIANCE AND SPECIAL EXCEPTION FROM THE BENSALEM TOWNSHIP ZONING ORDINANCE WERE GRANTED:

SECTION	DESCRIPTION	REMARKS
232-380 (1)(4)c	VARIANCE TO ALLOW A 5 STORY HOTEL/MOTEL ON A LOT WITH AN AREA OF 5.03 ACRES INSTEAD OF THE REQUIRED 7.5 ACRES	
232-380 (1)(4)c	A SPECIAL EXCEPTION TO PERMIT A FIVE-STORY HOTEL ON A HC-1 LOT.	
232-409 (3)(a)	TO PERMIT A FRONT YARD SETBACK FOR THE DRIVE-THRU RESTAURANT OF 74.48 FEET INSTEAD OF THE REQUIRED 75 FEET.	
232-586 (c)(3)	TO PERMIT 182 PARKING SPACES INSTEAD OF THE REQUIRED 197 SPACES.	

THE FOLLOWING VARIANCES FROM THE BENSALEM TOWNSHIP ZONING ORDINANCE WERE GRANTED BY THE BENSALEM TOWNSHIP ZONING HEARING BOARD ON OCTOBER 7, 2004:

SECTION	DESCRIPTION	REMARKS
232-354 (2)(a)	VARIANCE TO PERMIT A DIGITAL BILLBOARD FACE TO REPLACE AN EXISTING NON-DIGITAL BILLBOARD FACE WITHOUT THE REMOVAL OF ANOTHER NON-DIGITAL BILLBOARD FROM ANOTHER LOCATION IN THE TOWNSHIP.	
232-354 (1)(3)(c)	VARIANCE TO PERMIT THE SIGN FACE TO BE 100 % DIGITAL, AND, THE STANDARD SPECIAL EXCEPTION CRITERIA WE HAVE TO MEET FOR THE INSTALLATION OF A DIGITAL BILLBOARD.	
SPECIAL EXCEPTION 232-714 (b)(3)	TO PERMIT AN ELECTRONIC GRAPHIC DISPLAY BILLBOARD IN THE HIGHWAY COMMERCIAL DISTRICT.	
232-380 (1)(4)c	TO ALLOW A WOODLANDS DISTURBANCE OF 100 % INSTEAD OF THE ALLOWABLE 50 % TO BE REAFFIRMED.	
232-590 (a)(2)(b)	TO ALLOW A STEEP SLOPE DISTURBANCE OF 56 % FOR THE 8-15 % SLOPES INSTEAD OF THE ALLOWABLE 40 % TO BE REAFFIRMED.	
232-571 (a)(2)(b)	TO NOT REQUIRE A MINIMUM 50 FOOT WETLAND BUFFER MEASURED FROM THE WETLAND VEGETATION ON THE LIMIT OF WET SOILS, WHICH IS SHORTER TO PERMIT A DISTURBANCE OF 40 % OF THE WETLAND BUFFER INSTEAD OF THE ALLOWABLE 40 % TO BE REAFFIRMED.	
232-587 (1)	TO ALLOW A LOADING SPACE OF 12 FEET BY 40 FEET INSTEAD OF THE REQUIRED 12 FEET BY 65 FEET. TO BE REAFFIRMED.	
232-588 (1)(3)	A SPECIAL EXCEPTION TO PERMIT A FOUR-STORY HOTEL ON A HC-1 LOT.	

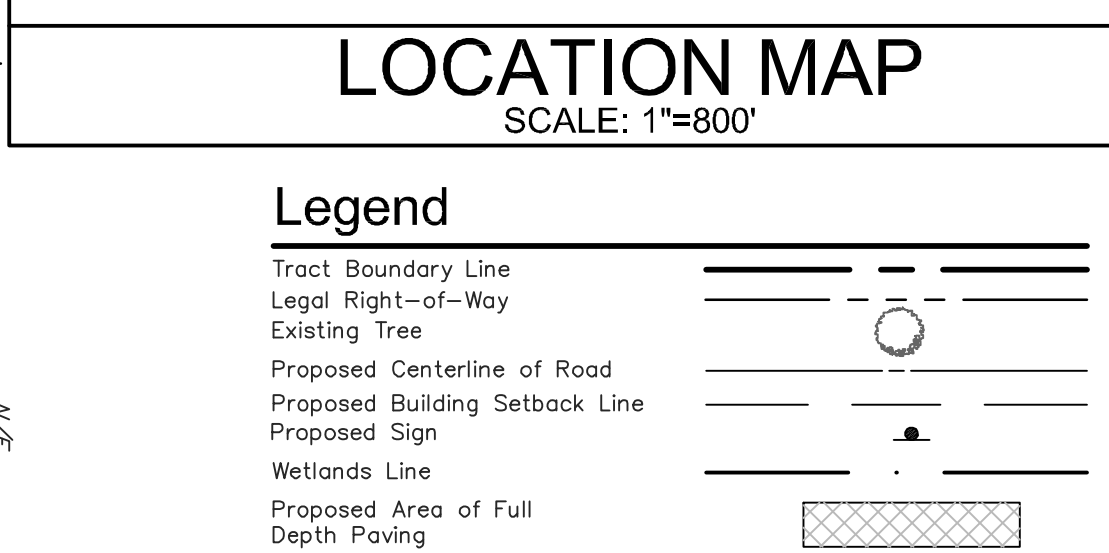
WETLANDS CERTIFICATION

I, _____, HEREBY CERTIFY THAT I AM QUALIFIED TO IDENTIFY WETLANDS IN THE COMMONWEALTH OF PENNSYLVANIA AND THAT I PERSONALLY HAVE CONDUCTED A FIELD INSPECTION OF THIS SITE ON _____ TO VERIFY THAT THE WETLANDS SHOWN ON THIS PLAN ACCURATELY REFLECT WHAT I DETERMINED IN THE FIELD.

SIGNATURE _____ DATE _____

ZONING: HC-1, HIGHWAY COMMERCIAL DISTRICT
EXISTING USES: HOTEL/MOTEL; USED CAR LOT
PROPOSED USES: HOTEL/MOTEL; DRIVE-THRU RESTAURANT

REQUIREMENT	SECTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	232-380 (1)(4)c	5.03 AC	5.03 AC	5.03 AC
MINIMUM LOT WIDTH	232-409 (1)	75 FT	591.62 FT.	591.62 FT
MINIMUM FRONT YARD	232-380 (1)(4)c,2	75 FT	33.02 FT*	74.46 FT
MINIMUM SIDE YARD	232-380 (1)(4)c,2	75 FT	22.44 FT*	75.92 FT.
ALONG POQUESSING CREEK	232-380 (1)(4)c,2	75 FT	N/A	75.30 FT.
MINIMUM REAR YARD	232-380 (1)(4)c,2	75 FT	N/A	N/A
MAXIMUM IMPERVIOUS SURFACE	232-380 (1)(4)c,1	60%	50%	56.26%
MAXIMUM BUILDING COVERAGE	232-380 (1)(4)c,1	30%	6.14%	10.16%
DISTANCE BETWEEN BUILDINGS	232-380 (1)(4)c,3	40 FT	85.43 FT	158.39 FT



SERIAL No. 2020-181081

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

NOT VALID WITHOUT AN EMBOSSED SEAL OR SIGNATURE IN RED INK

HEATH ALAN DUMACK
REGISTERED PROFESSIONAL ENGINEER
P.E. 051895-E
P.A. P.L.L. LICENSE No. SU-054500-E

DUMACK ENGINEERING

ESTABLISHED IN 1984

A PROFESSIONAL CORPORATION

CIVIL - STRUCTURAL ENGINEERS & SURVEYORS

ROVERS FORD OFFICE
777 DUMACK ROAD
P.O. BOX 889
ROVERS FORD, PA 19403
PHONE: (610) 899-9449
FAX: (610) 899-9449

www.Dumack.com

REV	DATE	REVISION
1	MAY 14, 2023	REVISED PROP. BLDG PER CLIENT
2	JUN 22, 2023	REVISED PER CLIENT
3	AUG 02, 2023	REVISED PER CLIENT
4	OCT. 9, 2023	REVISED PER CLIENT
5	OCT. 23, 2023	REVISED PER CLIENT
6	NOV. 9, 2023	REVISED PER CLIENT
7		
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18		
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20		

EXISTING PARCEL INFO:

T.M.P. No. 02-010-001-001
DEED BOOK: 1505 PAGE No.: 2347

CURRENT ZONING: HC

OWNER OF RECORD:

PURVI LLC
1752 WELLINGTON DRIVE
LANGHORNE, PA 19047

APPLICANT:

SAME AS ABOVE

GRAPHIC SCALE

30 0 15 30

SKETCH PLAN

HILTON TRU HOTEL
BENSALEM TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY: H.A.D. CHECKED BY: _____

SCALE: 1"=30'

PROJECT No. 5271

PLAN DATE: APR. 11, 2023

SHEET No. 1 of 1

2-6

SEE 2-1

PHILADELPHIA

POQUESSING
BENSALLEN

LINCOLN

US 1

HWY.

1-1
4.63 AC.

1
1.86 AC.

LINCOLN

SR 2037

HWY.

TREVOSE

T 329

RD.

2-11

COUNTY

CREEK TWP

2-12

PARCELS

REV. 1-2-08

BUCKS COUNTY TAX MAP

JEFFREY P. GARTON
DOUGLAS C. MALONEY
THOMAS J. PROFY, IV*†
FRANCIS X. DILLON
JOHN A. TORRENTE*
STEVEN M. JONES
MICHAEL J. MEGINNISS
BREANDAN Q. NEMEC*
BRENDAN M. CALLAHAN*
BRADLEY R. CORNETT*
SEAN M. GRESH
BRYCE H. McGUIGAN*
TRACY L. CASSEL-BROPHY*
CHRIS LITTLE SIMCOX*
BRENDAN G. CORRIGAN^
KIMBERLY N. BARRON
CHLOE M. BOUDAZIN
CHELSEY D. JACKMAN



680 MIDDLETOWN BOULEVARD
P.O. BOX 308
LANGHORNE, PENNSYLVANIA 19047-0308
TELEPHONE: 215.750.0110
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KATHARINE J. WEEDER*

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NEW HOPE, PA 18938
215.862.0701

*Member of PA & NJ Bars
†Master of Laws (Taxation)
^Member of PA & NY Bars

MICHAEL J. MEGINNISS, ESQUIRE
mmeginniss@begleycarlin.com

January 17, 2024

*VIA EMAIL - kfarrall@bensalempa.gov
and HAND DELIVERY*

Bensalem Township
Building and Planning Department
2400 Byberry Road
Bensalem, PA 19020
ATTN: Ken Farrall, Director

RE: Purvi, LLC - 2277 Old Lincoln Highway - TMP No. - 02-010-001-001

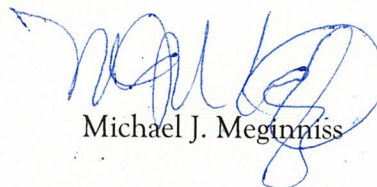
Dear Mr. Farrall:

Please accept for filing on behalf of Purvi, LLC the enclosed application for variances on the above-referenced property. Accordingly, enclosed please find thirteen (13) copies of the Application and Plan, with related documents, along with our firm's check in the amount of \$200.00 representing the filing fee.

In the event anything further is required, please let me know.

As always, thank you for your consideration.

Very truly yours,



Michael J. Meginniss

MJM/erg

Enclosures

cc(w/enc): Loretta V. Alston (via email - lalston@bensalempa.gov)