

ZONING HEARING BOARD

Penndel Borough, Bucks County, Pennsylvania

NOTICE OF APPEAL

APPEAL # _____

DATE _____

Appeal is hereby made by the undersigned (check applicable item or items) _____ from the action of the Zoning Administrative Officer in refusing my application for a Building Permit, dated 9/11/2024.

For a special exception or ^{USE} variance from the terms of the Zoning Ordinance of the Borough of Penndel.

Appellant Ying XU , _____
Name Address

Owner DAVID FLOR INC. , 11 Bellevue Ave 19047
Name Address

Attorney (if any) _____ , _____
Name Address

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

1. Application relates to: (check applicable item or items)

Use _____ Lot Area _____ Yards _____ Height _____ Occupancy _____
_____ Existing building _____ Proposed Building

Other _____

2. Brief description of real estate affected:

Location: 11 Bellevue Ave. Unit #31
TAX PARCEL # 32-005-012

Lot size: 3.259 ac Present Use: Strip Shopping Center

Present zoning classification RC/TOD

Present improvements upon land: N/A

Deed recorded at Doylestown in Deed Book _____

Copy of Deed Attached Page _____

File # 2020-01524

TAX PARCEL 32-005-012

3. If this is an appeal from action of the Zoning Administration Officer, complete the following:

Date determination made N/A

Your statement of alleged error of Zoning Administrative Officer:

N/A

4. Specific reference to section of zoning ordinance upon which application for special exception or variance is based (if special exception or variance is desired) 405-18, RES #71

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

Seeking Relief under Zoning 406-18 Use Regulations
Falling Under Massage Parlor Requesting Relief For
MASSAGE Therapy, Reflexology, stretching, Physical MASSAGE

6. 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 note whether hardship is (or is not) claimed, and the specific hardship).

my Company is Fully licensed, in state of PA,
owner + all employees Have Passed State Criminal
Background Check, Finger Printing, see Attached
Documents. Seeking The Board Approval For
405-18-USE #71 For Proposed Use of
MASSAGE Therapy Female/male

7. Has previous appeal or application for special exception or variance been filed in connection with these premises? NO
(yes/no)

If so, when: N/A

Note: Attach two copies of plan of real estate affected, indicating location and size of lot, size of improvements

now erected and proposed to be erected thereon, or other change desired, also any other information required by the Zoning Hearing Board. If more space is required, attach a separate sheet and make specific reference to the question being answered. In question 5, above, include the grounds for the appeal or reasons both with respect to law and fact for granting the appeal or the special exception or variance. Specifications of errors must state separately the appellant's objections to the action of the Zoning Administrative Officer 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.

Yingdy
Appellant