



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: 2015-446

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

RECEIVED

MAY 13 2015

Check applicable item(s):

BENSALEM TOWNSHIP
BUILDING AND PLANNING

- 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: K & K Auto Sales Inc.

Address: 936 Bristol Pike
Bensalem, PA 19020

Phone No. 215-638-3588

Owner's Name: Kevin J. Millevoi Sr.

Address: 26 Woodside Drive
Richboro, Pa 18954

Phone No. 215-292-5094

Attorney Name: _____

Address: _____

Phone No. _____

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

1. Application relates to the following:

Check items if applicable:

- Use
- Height
- Existing Building
- Occupancy
- Other: (describe) _____
- Lot Area
- Yards
- Proposed Building

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-029-090
Location: 936 Bristol Pike @ Richardson Ave.
Lot Size: 109' x 157'
Present Use: General Automotive Repair
Proposed Use: General Automotive Repair & Used Vehicle Sal
Present Zoning Classification: General Commercial
Present Improvement upon Land: None
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.

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: _____

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):

→ 232-380

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

→ Used Vehicle Sales for 1 hour per week.

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.

→ No immediate or future impact on the township based on the time frame of business conducted.

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.

[Signature] 5/13/15
Appellant's or Owner's Signature Date

Commonwealth of Pennsylvania
County of Bucks

Sworn to and subscribed before me this

13th day of May 2015
by Kevin J. Miller Sr.

[Signature]
Notary Public
My commission expires: May 27 2016

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Dorothy M. Dively, Notary Public
Bensalem Twp., Bucks County
My Commission Expires May 27, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

This Indenture Made this 7th day of January 19 99

Between FRED J. MAYER

(hereinafter called the Grantor),

KENNETH J. MILLEVOI, SR., KENNETH J. MILLEVOI, JR. and KEVIN J. MILLEVOI
CO-PARTNERS

(hereinafter called the Grantee),

Witnesseth That the said Grantor for and in consideration of the sum of ONE HUNDRED FIFTY THREE THOUSAND NINE HUNDRED THIRTY FOUR & 74/100 (\$153,934.74) DOLLARS lawful money of the United States of America, unto him 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 s, their heirs and assigns, as Partnership Property.

ALL THAT CERTAIN frame message or tenement and lot of land situate in the Township of Bensalem, County of Bucks and State of Pennsylvania, known as part of lot #1 on a certain plan of lots laid out by Charles Henry Moon, C.E. which said plan of lots is recorded in the Office for the Recording of Deeds at Doylestown, in and for the County of Bucks in Deed Book 327 page 644 and more particularly bounded and described as follows, viz:

BEGINNING in the line of the Northerly side of Frankford and Bristol Turnpike Road at a comer of land, now or late of Lucy Ann Vandegrift; thence by said Vandegrift's land North 27 degrees 04 minutes West 157.01 feet to a comer of land of James B. Cunningham and Phoebe G., his wife; thence extending North 62 degrees 56 minutes East along the said land 50.00 feet to a comer of Lot #2 on said Plan of lots; thence along land of said Lot #2 South 27 degrees 04 minutes East 151.06 feet to a comer in the Northerly line of the Frankford and Bristol Turnpike Road; thence extending along said line of said Frankford and Bristol Turnpike Road South 57 degrees 38 minutes West 50.03 feet to the place of BEGINNING.

ALSO, all that certain lot or tract of land, with the buildings and improvements thereon erected, situate in the Township of Bensalem, County of Bucks and State of Pennsylvania, being known as part of Lot #2 on the said plan and more particularly bounded and described as follows, viz:

BEGINNING at the Westerly comer at the intersection of the Frankford and Bristol Turnpike Road with Richardson Avenue on said Plan of lots; thence along the Northerly line of the Frankford and Bristol Turnpike Road, South 56 degrees 39 minutes West 50.03 feet to a comer of Lot #1 on said Plan; thence by said Lot #1 North 37 degrees 04 minutes West 150.00 feet to a point in line of land of James B. Cunningham and Phoebe C., his wife, on the Westerly side of Richardson Avenue, South 27 degrees 04 minutes East 150.00 feet to the Frankford and Bristol Turnpike Road, being the first mentioned point and place of BEGINNING.

BEING No. 936 Bristol Pike, Bensalem, Pennsylvania.

COUNTY PARCEL NUMBER: 2-29-90

BEING the same premises which Joseph L. Licolli, Jr. and Joseph L. Licolli, Jr., Executor under the Will of Erminia Licolli, deceased, by Deed dated 10/28/1986 and recorded 11/5/1986 at Doylestown, Pa. in Deed Book 2711 page 266, granted and conveyed unto Fred J. Mayer, 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 any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of 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 above described 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 s, successors, heirs and assigns, to and for the only proper use and behoof of the said Grantee s, their successors / and assigns heirs forever., as Partnership Property

UNDER AND SUBJECT TO
RESTRICTIONS AS ON RECORD

#	29999
03-22-99 101340004	127041
PA TRAN TAX	\$1539.35
BENSLM TWP	\$769.67
BENSALEY SE	\$769.68

(SPECIAL WARRANTY)

And the said Grantor, for himself, his heirs and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Assigns, that he the said Grantor, his heirs all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantees, their heirs, successors and Assigns, against him the said Grantor and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, them or any of them, shall and will SUBJECT AS AFORESAID WARRANT and forever DEFEND.

OR

the said

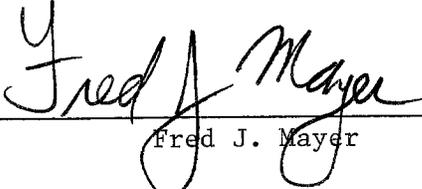
do covenant, promise and agree, to and with the said and assigns, by these presents, that the said

has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

(TRUSTEES' WARRANTY)

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:



Fred J. Mayer (SEAL)

1999 MAR 22 A 11: 51

029899

PRECISION ABSTRACT COMPANY
ONE OXFORD VALLEY
SUITE 802
LANGHORNE, PA. 19047

D221632YR



BCBQA
Registry
5100
818

DEED

FRED J. MAYER

- TO -

KENNETH J. MILLEVOI, SR.
KENNETH J. MILLEVOI, JR.
KEVIN J. MILLEVOI
CO-PARTNERS

Premises:

936 Bristol Pike
Bensalem Township
Bucks County, Pa.

The address of the above-named Grantee

is 936 Bristol Pike

Bensalem, Pa. 19020

On behalf of the Grantee

CLT-2896

DOCUMENT RECORDED
COUNTY OF BUCKS, PA.

MAR 22 99

Henry J. Woyshner
RECORDER OF DEEDS

NOTARIAL SEAL
HENRY J. WOYSHNER, Notary Public
Yardley Boro, Bucks County
My Commission Expires March 10, 2000

~~On this, the _____ day of _____, A.D. 19____, before me, _____,)
(SS. the undersigned officer, personally appeared _____ himself (herself) to be the _____ a corporation and that he as such corporation by himself (herself) as an witness ~~whereof~~, I herunto set my hand and official seal.~~

On this, the 7th day of January, A.D. 19 99, before me, _____)
(SS. the undersigned officer, personally appeared Fred J. Mayer known to me (or satisfactorily proven) to be the person whose name is (are) subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness ~~whereof~~, I herunto set my hand and official seal.

Notary Public
My Commission Expires: 3/10/2000

Notary Public
My Commission Expires:

