

# 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:** 2024-1762

### 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:** JOSE Contreras.

**Address:** 3244 Clive Ave Bensalem PA 19020

**Phone No.** 215 828 1953

**E-Mail Address:** Jose3244@Comcast.net

**Owner's Name:** Jose Contreras

**Address:** 3244 Clive Ave Bensalem PA 19020

**Phone No.** 215 828 1953

**E-Mail Address:** Jose3244@Comcast.net

**Attorney Name:** Christopher H Steward

**Address:** 2246 Bristol Pike  
Bensalem pa 19020

**Phone No.** 215 639 1776

**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 type="checkbox"/> Yards             |
| <input type="checkbox"/> Existing Building                     | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy                             |  |
| <input checked="" type="checkbox"/> Other: (describe) Parking. |  |

**2. Brief description of Real Estate affected:**

Tax Parcel Number: 02-075-007, 02-075-007-001, & 02-075-006

Location: 3518 Bristol Pike and 1028 Appleton Ave. , Bensalem, PA 19020

Lot Size: 3518 Bristol Pike = 0.716 ac; 1028 Appleton Ave. = 0.269 ac

Present Use: Commercial and residential

Proposed Use: Same

Present Zoning Classification: G-C General Commercial District

Present Improvement upon Land: 3518 Bristol Pike: Retail stores, apartment, & SF dwelling; 1028 Appleton Ave.: SF dwelling

Deed recorded at Doylestown in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ Instrument # 2019060355

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

No.

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

Date Determination was made: 09/14/2023

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):

3518 Bristol Pike: Sections 232-381(1), 232-586(c)(3), 232-586(d)(3)a, & 232-586(d)(3)b;  
1028 Appleton Ave.: Section 232-380 and 232-381(3)a.

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

Variances.

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.

3518 Bristol Pike: Project requires the continuation of current non-conformities. The lot has little to no ability to meet the requirements for parking space quantity and parking lot setbacks from a property line. These non-conformities related to parking are shared by most commercial properties in this area and continuation will not change the character of the surrounding area. Regarding the impervious surfaces variance, the lot will be reducing the severity of the existing non-conformity.

1028 Appleton Ave.: Property is zoned for commercial (G-C), but is adjacent to a residential zone (R-1). The majority of the properties on Appleton Avenue are SF dwellings, including the adjacent property and every lot on the block, so the proposed SF dwelling will be in line with the character of the neighborhood. Regarding the front yard setback variance, a 75 ft setback would move the house further back than any other house on the street. The R-1 min. front yard setback is only 35 ft.

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

*Jore Contre*

Date

*J. C.*  
*03-14-2024*

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

Sworn to and subscribed before me this

14<sup>th</sup> day of March 2024

Notary Public

My commission expires: 7-16-2025

Commonwealth of Pennsylvania - Notary Seal  
Annette M. Navalsky, Notary Public  
Bucks County  
My Commission Expires July 16, 2025  
Commission Number 1250759



# BENSALEM TOWNSHIP

Building and Planning Department  
Office 215-633-3644 - Fax 215-633-3753  
Kenneth V. Farrall  
Director of Building and Planning  
2400 Byberry Road - Bensalem, PA 19020

9/14/2023

3518 BRISTOL PIKE,LLC, JOSE CONTRERAS  
3244 CLIVE AVE  
BENSALEM, PA 19020-6509

Project:	GRADING AND STONE FOR TRUCKS; REMOVE TREES
Project Address:	1028 APPLETON AVE, VACANT LOT BENSALEM, PA 19020
Tax Parcel:	02075007-001
Permit Number:	2022-1776
Permit Status:	APPLICATION DENIED

## Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING. The attached sheets lists the reason for rejection and this information is required to complete the permit application for the above referenced project. This letter shall also serve as a formal rejection of your building permit application pursuant to 2009 UCC Section 403.62a(b).

You are required to resubmit plans with revisions and will need to send a new **complete** set of plans. Return it to the Building & Planning Department. **You are to include a summary list of all changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made.** Please label the disc with the project address, date and the revision number to distinguish it from any earlier submissions.

It is possible that upon receipt of the revised plans, additional items for compliance may be required. **This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.**

You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Zach Bucksar  
Township Engineer  
ZB/lva

CC: 3518 BRISTOL PIKE,LLC, JOSE CONTRERA  
3244 CLIVE AVE  
BENSALEM, PA 19020-6509  
JOSE3244@COMCAST.NET  
E-mail Address

Enclosures

**PROPERTY INFORMATION**  
 3203' ± 0.32 AC ±  
 87' ± 0.00 AC ±  
 87' ± 0.00 AC ±  
 87' ± 0.00 AC ±  
 87' ± 0.00 AC ±

**GENERAL NOTES**  
 1. THE PROPERTY IS BOUNDARY SURVEYED AND SHOWN ACCORDING TO RECORDS...  
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**ZONING COMPLIANCE AND DEDICATED AREA**  
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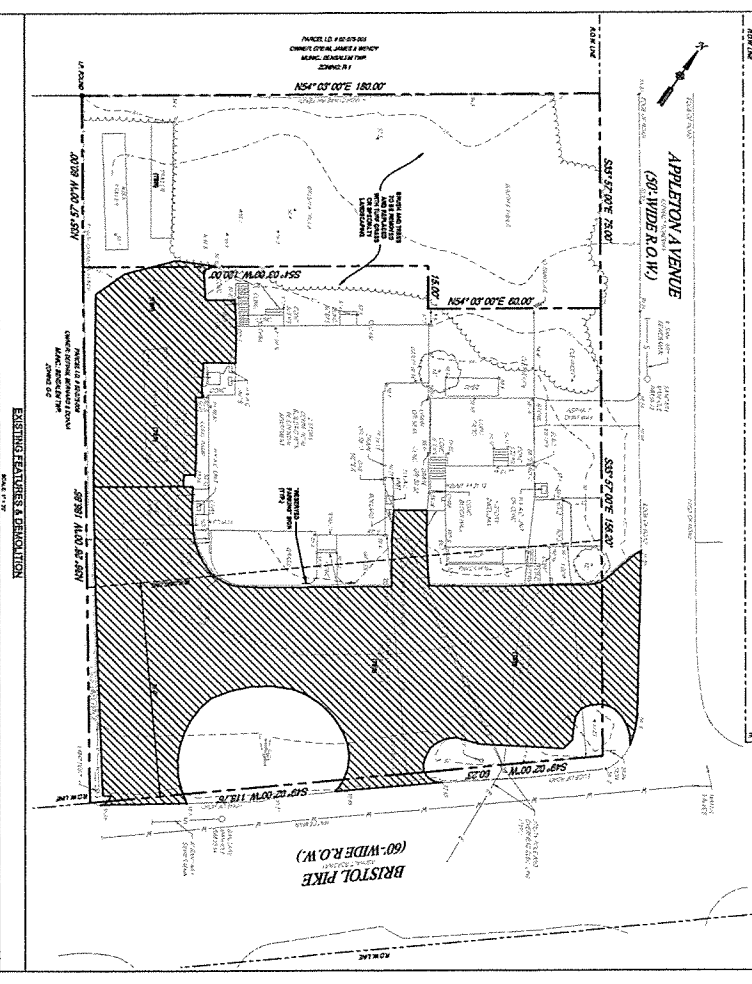
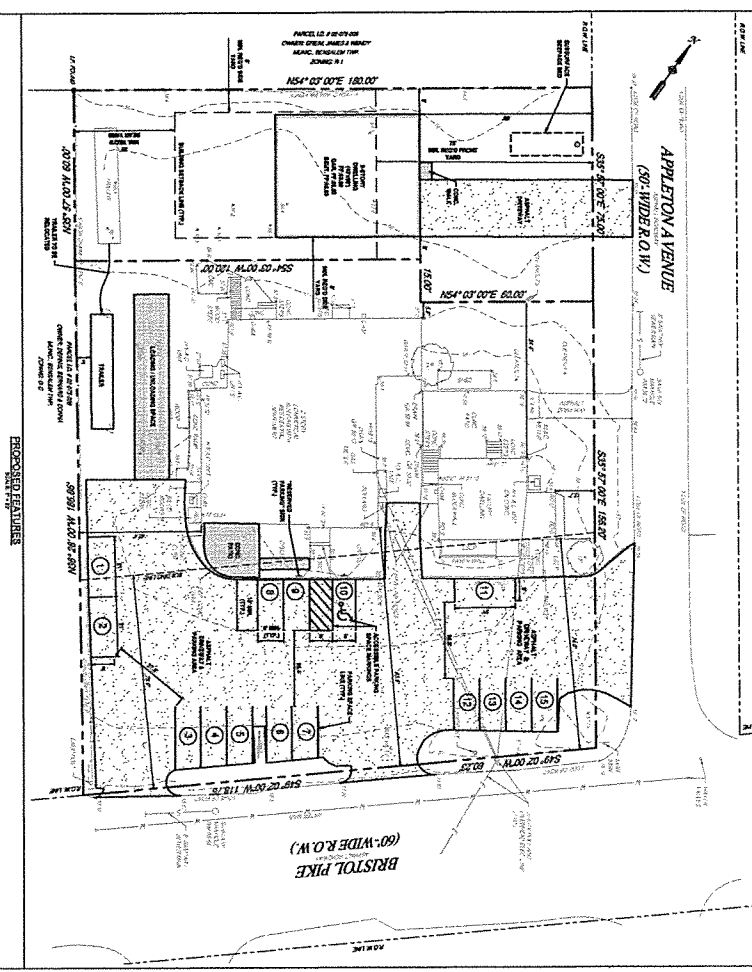
PROPOSED	EXISTING	NET CHANGE	PERCENTAGE CHANGE
3,000	2,500	+500	+20%
1,500	1,200	+300	+25%
2,000	1,800	+200	+11%
1,000	800	+200	+25%
500	400	+100	+25%
300	200	+100	+50%

PROPOSED	EXISTING	NET CHANGE	PERCENTAGE CHANGE
4,000	3,500	+500	+14%
2,000	1,800	+200	+11%
3,000	2,800	+200	+7%
1,500	1,200	+300	+25%
800	600	+200	+33%
400	300	+100	+33%

PROPOSED	EXISTING	NET CHANGE	PERCENTAGE CHANGE
5,000	4,500	+500	+11%
2,500	2,200	+300	+14%
3,500	3,200	+300	+9%
1,800	1,600	+200	+13%
900	800	+100	+13%
450	400	+50	+13%

PROPOSED	EXISTING	NET CHANGE	PERCENTAGE CHANGE
6,000	5,500	+500	+9%
3,000	2,800	+200	+7%
4,000	3,800	+200	+5%
2,000	1,800	+200	+11%
1,000	900	+100	+11%
500	400	+100	+25%

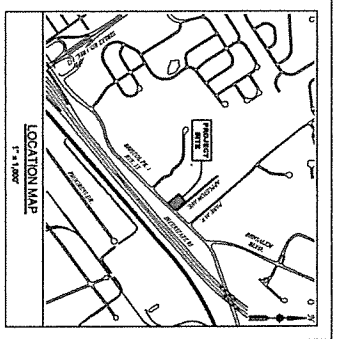
PROPOSED	EXISTING	NET CHANGE	PERCENTAGE CHANGE
7,000	6,500	+500	+8%
3,500	3,200	+300	+9%
4,500	4,200	+300	+7%
2,200	2,000	+200	+10%
1,100	1,000	+100	+10%
550	450	+100	+22%



**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING PROPERTY BOUNDARY
(Symbol)	PROPOSED PROPERTY BOUNDARY
(Symbol)	EXISTING DRIVE
(Symbol)	PROPOSED DRIVE
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING PAVEMENT
(Symbol)	PROPOSED PAVEMENT
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY

<p>DAVID M. LISANTI, P.E. LLC          3045 BROADWAY, SUITE 300          BRISTOL, PA 19003          (717) 326-1111          WWW.DMLASANTIPROFESSIONAL.COM</p>	<p><b>CONCEPTUAL SITE IMPROVEMENTS</b>          1 OF 1</p>	<p>DATE: 03/11/2024          SCALE: 1" = 20'          SHEET: 3045 BROADWAY, SUITE 300          BRISTOL, PA 19003</p>
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**BUCKS COUNTY RECORDER OF DEEDS**

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

Instrument Number - 2019060355

Recorded On 10/23/2019 At 12:36:31 PM

\* Total Pages - 5

\* Instrument Type - DEED

Invoice Number - 1035783 User - SMC

\* Grantor - KNAUTH, GEORGE J JR

\* Grantee - 3518 BRISTOL PIKE LLC

\* Customer - SIMPLIFILE LC E-RECORDING

**\* FEES**

STATE TRANSFER TAX	\$5,000.00
RECORDING FEES	\$101.75
BENSALEM SCHOOL	\$2,500.00
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$2,500.00
TOTAL PAID	\$10,101.75

Bucks County UPI Certification  
On October 23, 2019 By JJK

This is a certification page  
**DO NOT DETACH**  
This page is now part  
of this legal document.

COPY

RETURN DOCUMENT TO:  
GUARANTEED LAND ABSTRACT LLC  
2300 COMPUTER RD  
WILLOW GROVE, PA 19090-1734

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



*Robin M. Robinson*

Robin M. Robinson  
Recorder of Deeds

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

15F17B



Prepared by and Return to:  
Guaranteed Land Abstract LLC  
2300 Computer Rd  
Ste B12  
Willow Grove PA 19090  
File No. FID-F19-239  
UPI # 02-075-006, 02-075-007 and 02-075-007-001

CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
02-075-006-	-	BENSALEM TWP
02-075-007-	-	BENSALEM TWP
02-075-007--001	-	BENSALEM TWP
CERTIFIED 10/23/2019 BY JJK		

**This Indenture**, made the 16th day of October, 2019,

**Between**

**ESTATE OF GEORGE J KNAUTH, JR DECEASED, BY JOY DICKSTEIN  
FINKEL AKA JOY DICKSTEIN, ADMINISTRATOR**

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

**3518 BRISTOL PIKE, LLC**

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

**Witnesseth** that in consideration of the sum off **Five Hundred Thousand And 00/100 Dollars (\$500,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, described according to a Survey and Plan thereof, made by Joseph Race, Registered Land Surveyor of Bristol, Pennsylvania, on 3/25/1955, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Frankford and Bristol Turnpike (60 feet wide), at the distance of 60.23 feet, measured South 49 degrees 02 minutes West, along the Northwesterly side of Frankford and Bristol Turnpike from said point of intersection with the Southwesterly side of Appleton Avenue (50 feet wide); thence extending along said side of Frankford and Bristol Turnpike, South 49 degrees 02 minutes West, 118.76 feet to a stake; thence North 36 degrees 28 minutes West, 186.86 feet to a stake; thence North 35 degrees 57 minutes West, 60 feet to a stake; thence North 54 degrees 03 minutes East, 180 feet to a point on the Southwesterly side of Appleton Avenue, aforesaid; thence along same, South 35 degree 57 minutes East, 75 feet to a point; thence South 54 degrees 03 minutes West, 60 feet to a stake; thence South 35 degrees 57 minutes East, 161.47 feet to a point on the Northwesterly side of Frankford and Bristol Turnpike, being the first mentioned point and place of beginning.

AND ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Eddington, in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania, bounded and described according

# Deed

UPI # 02-075-006, 02-075-007 and 02-075-007-001

Estate of George J Knauth, Jr deceased

TO

3518 Bristol Pike, LLC

Guaranteed Land Abstract LLC  
2300 Computer Rd  
Ste B12  
Willow Grove PA 19090



to a survey and plan, made by William G. Major Associates, Inc., Registered Surveyor, dated 11/24/1967, as follows, to wit:

BEGINNING at a point being the intersection of the Northerly side of Frankford and Bristol Turnpike Road, now known as Bristol Pike (60 feet wide) with the Westerly side of Appleton Avenue (50 feet wide); extending thence along the said Northerly side of Bristol Pike, South 49 degrees 02 minutes West, 60.23 feet to a corner of land now of John Warner; thence extending along the said land, North 35 degrees 57 minutes West, 161.47 feet to a point, being a corner of other land, of which this was formerly a part; thence extending along said other land, North 54 degrees 03 minutes East, 60 feet to a point, being another corner in the said Westerly side of Appleton Avenue; thence extending along the said Westerly side of Appleton Avenue, South 35 degrees 57 minutes East, 156.20 feet to the point and place of beginning, be the contents of the same what they may.

Being the same premises which George J. Knauth and John H. Wood, Jr., Executors of the Estate of Margaret E. Warner, deceased by Deed dated 11/26/2008 and recorded 11/28/2008 in Bucks County in Land Record Book 5956 Page 973 conveyed unto George J. Knauth, Jr., in fee.

And the said George J. Knauth, Jr. died on 6/5/2019, intestate. And Letters of Administration were granted on 7/15/2019 unto Joy Dickstein Finkel a/k/a Joy Dickstein in Bucks County under Register of Wills number 2019-02060.

**Together** with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto 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 the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said buildings with the 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 **Joy Dickstein Finkel aka Joy Dickstein, administrator**, Executor of the aforesaid covenants, promises and agrees to and with said Grantee, its heirs and assigns, that he/she, the said Executor of the aforementioned, has 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 encumbered, in title, charge, estate, or otherwise howsoever.

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

**Sealed and Delivered  
in the Presence of Us:**

**ESTATE OF GEORGE J KNAUTH, JR  
DECEASED**

\_\_\_\_\_

By: *Joy Dickstein Finkel* {SEAL}  
**Joy Dickstein Finkel aka Joy Dickstein,  
administrator** *a/k/a Joy Dickstein*

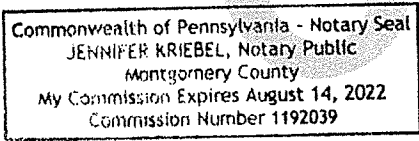
\_\_\_\_\_

By: \_\_\_\_\_ {SEAL}

Commonwealth of Pennsylvania } ss  
County of Bucks

On this, the 16th day of October, 2019, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Joy Dickstein Finkel aka Joy Dickstein, administrator of the Estate of George J Knauth, Jr, deceased** known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he/she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.



*Jennifer Kriebel*  
Notary Public  
My commission expires \_\_\_\_\_

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

**3244 Clive Ave  
Bensalem, PA 19020**

*[Signature]*  
On behalf of the Grantee