



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: 2020-0470

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

RECEIVED

FEB 13 2020

**BENSALEM TOWNSHIP
BUILDING AND PLANNING**

Appellant Name: Chaman Popli

Address: 1606 Street RD
Bensalem PA 19020

Phone No. (215) 768-3431

E-Mail Address: Sunlightgas@comcast.net

Owner's Name: Chaman Popli

Address: 1606 Street RD
Bensalem PA 19020

Phone No. (215) 768-3431

E-Mail Address: Sunlightgas @ comcast.net

Attorney Name: _____

Address: _____

Phone No. _____

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) <u>Variance</u> | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 020-21-009
Location: 634 Bristol Pike 2nd floor, Bristol PA 19007
Lot Size: _____
Present Use: Commercial
Proposed Use: Residential Variance
Present Zoning Classification: Commercial
Present Improvement upon Land: _____
Deed recorded at Doylestown in Deed Book 14th Dec 2016 Page file no - OA-16-0332

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):

Residential Variance

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

Residence Variance desired by applicant

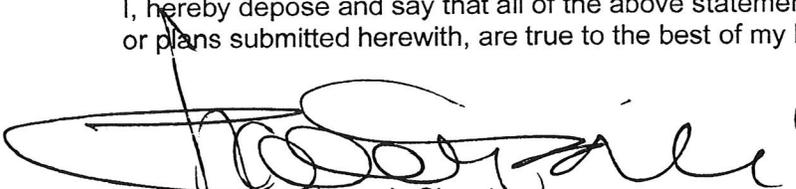
3. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

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 02/05/2020

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

Sworn to and subscribed before me this

6th day of February 2020

Notary Public

My commission expires: 2/28/2021

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
CATHERINE A LANGAN, NOTARY PUBLIC
MORRISVILLE BORO, BUCKS COUNTY
MY COMMISSION EXPIRES FEB. 28, 2021

PHILADELPHIA

COUNTY



2-23

SCALE - 1" = 100'

THIS MAP PREPARED FOR ASSESSMENT PURPOSES ONLY. IT
PROPERTY MAP AND IS NOT DESIGNED TO PROVIDE ENGINEER

PARCELS

RE: [unclear]



1014.75'

PARKING

OPTION	NO OF THEORETICAL SPACES
I	48
II	200

AREAS

UNOCCUPIED AREA OPTION I		BEFORE	AFTER	% OF AREA OCCUPIED
DESIGNATION				
①	SOFTBALL FIELD	10,000	10,000	10.0
②	PARKING LOT	10,000	10,000	10.0
③	POTENTIAL DRAINAGE EASEMENT	10,000	10,000	10.0
TOTALS		30,000	30,000	30.0
AREA OPTION I		30,000	30,000	30.0
AREA ON PROPERTY		100,000	100,000	100.0
UNOCCUPIED AREA OPTION II		BEFORE	AFTER	% OF AREA OCCUPIED
DESIGNATION				
④	SOFTBALL FIELD	10,000	10,000	10.0
⑤	PARKING LOT	10,000	10,000	10.0
⑥	POTENTIAL DRAINAGE EASEMENT	10,000	10,000	10.0
TOTALS		30,000	30,000	30.0
AREA OPTION II		30,000	30,000	30.0
AREA ON PROPERTY		100,000	100,000	100.0

REFERENCES:

1. All data shown is for the proposed development.
2. Property lines are shown for reference only.
3. All dimensions are in feet.
4. All areas are in square feet.
5. All areas are in square feet.
6. All areas are in square feet.
7. All areas are in square feet.
8. All areas are in square feet.
9. All areas are in square feet.
10. All areas are in square feet.

LEGEND:

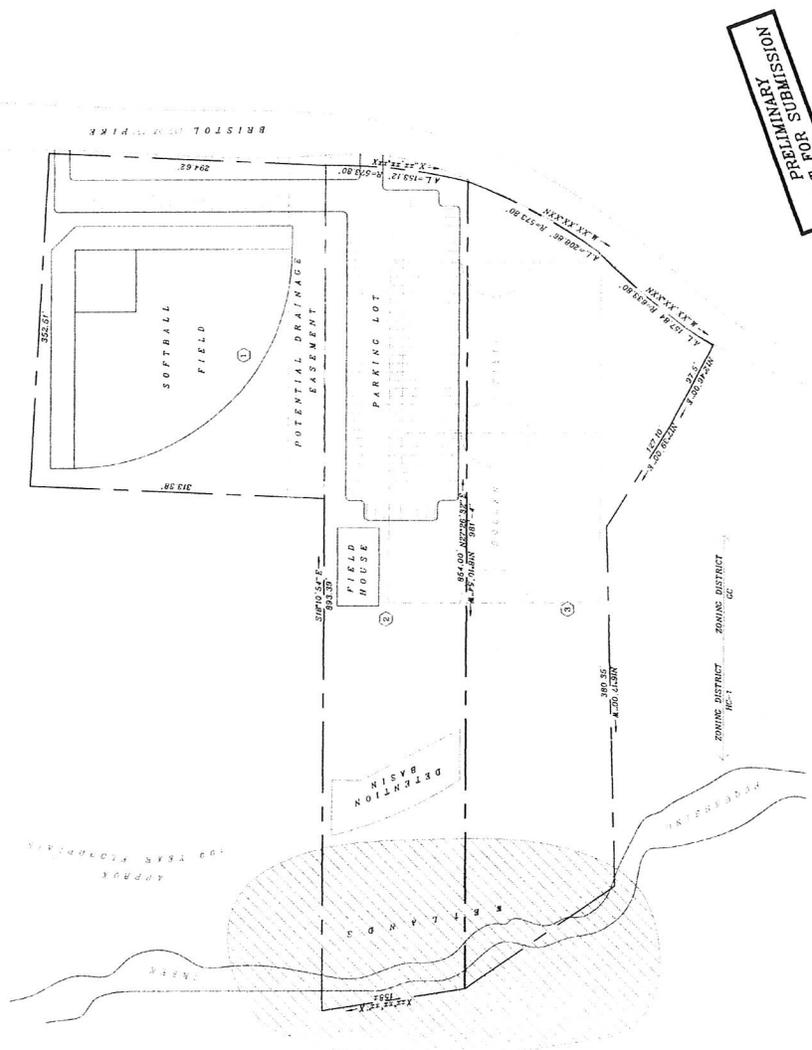
- 1. Softball Field
- 2. Parking Lot
- 3. Potential Drainage Easement
- 4. Field House
- 5. Driveway
- 6. Zoning District
- 7. Bristol Pike
- 8. Appraisal
- 9. Property
- 10. Zoning District
- 11. Zoning District
- 12. Zoning District
- 13. Zoning District
- 14. Zoning District
- 15. Zoning District
- 16. Zoning District
- 17. Zoning District
- 18. Zoning District
- 19. Zoning District
- 20. Zoning District

TANTALLA ASSOCIATES
CONSULTING ENGINEERS
4000 FRANKFORD AVENUE
PHILADELPHIA, PENNSYLVANIA 19124-3877

BRISTOL PIKE PROPERTY

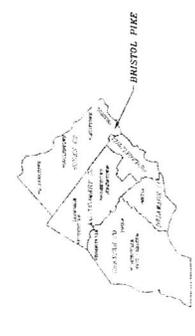
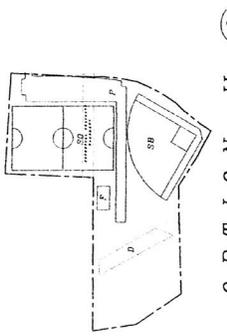
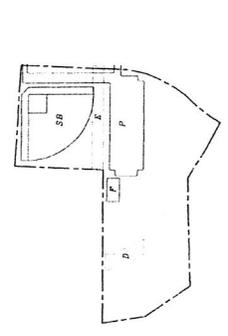
CONCEPTUAL SITE PLAN

DRAWING NO. **1**



PRELIMINARY SUBMISSION
NOT FOR SUBMISSION

CONCEPTUAL SITE PLAN 1



M I C H A E L W T A N T A L L A, P E
P R O F E S S I O N A L E N G I N E E R
P A N O 19371443

A L B E R T M T A N T A L L A, S. R., P. E.
P A N O 14466-E
P R O F E S S I O N A L E N G I N E E R
P A N O 19371443

DATE: _____



BENSALEM TOWNSHIP

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

ZONING CERTIFICATION

February 12, 2020

CHAMAN POPLI
1606 STREET RD
BENSALEM, PA 19020

Proposed use:	APARTMENTS ON SECOND FLOOR
Project Address:	634 BRISTOL PK BENSALEM, PA 19020
Tax Parcel:	02-021-009
Property Owner:	SAME AS ADDRESSED

RE: ZONING CERTIFICATION

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 G-C Zoning District.
- The first floor consists of a smoke shop. Per section 232-380(2) Retail stores for the sale of durable and nondurable household consumable goods is a permitted use.
- The second floor consists of newly renovated apartments. Per section 232-380 apartments are not a permitted use.
- The proposed use of apartments will require a variance for the use from the Zoning Hearing Board.

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>

Respectfully,

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

SUNLIGHTGAS@COMCAST.NET
Delivery & Read Receipt Email

KVF/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.

DEED

FROM:

Holy Family University

TO:

Jai Guru Real Estate LLC

Please return the recorded
document to:

Omni Abstract Agency, LLC
3103 Hulmeville Road
Suite 200
Bensalem, PA 19020
Telephone: 215-244-4224 Fax: 215-244-
4787

FILE NO. OA16-0332

File No. OA16-0332

Parcel ID No. 02-021-009

Parcel ID No. 02-023-001

This Indenture, made the 14th day of December, 2016,

Between

HOLY FAMILY UNIVERSITY

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

JAI GURU REAL ESTATE LLC

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million One Hundred Twenty Thousand And 00/100 Dollars (\$1,120,000.00)** 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, as a Pennsylvania Limited Liability Company.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE at Andalusia, in the Township of Bensalem, County of Bucks and State of Pennsylvania, bounded and described according to a Survey and Plan thereof made by Edward Pickering, Jr., Registered Surveyor, on April 2, A.D. 1942, as follows, to wit:

BEGINNING at a point in the Northerly side of the Frankford and Bristol Turnpike Road (60 feet wide) at the distance of Seven hundred three and seven-tenths (703.7) feet Westwardly from the intersection of the said Northerly side of Frankford and Bristol Turnpike Road with the Westerly side of public street known as Colonial Avenue (60 feet wide), at a corner of land of Egen Adams, et al, and extending thence Westwardly along the said Northerly side of Frankford and Bristol Turnpike Road on a curve to the right, said curve having a radius of Five Hundred Seventy-three and Eight-tenths (573.8) feet, One Hundred Fifty-five and Forty-seven one-hundredths (155.47) feet to a point, being a corner of reaming land of the Estate of Elias T. Hall, deceased, from which this is taken; thence extending along the said remaining land of the Estate of Elias T. Hall, deceased, from which this is taken, thence extending along the said remaining land of the Estate of Elias T. Hall, deceased, North Eighteen degrees, Thirty-four minutes West Eight Hundred and Fifty-four (854) feet, more or less, to the middle of the Poquessing Creek; thence extending up the said middle of the Poquessing Creek in an Easterly direction by its various courses a distance of One Hundred and Fifty-eight (158) feet more or less, to a point being another corner of the said land of Egen Adams et al, thence extending along the said land Egen Adam, et al, South Eighteen degrees Thirty-

four minutes East Eight Hundred and ninety-four (894) feet, more or less, to the point and place of BEGINNING.

PARCEL NO. 02-021-009

BEING the same premises which Andalusia Properties, LLC., by Deed dated 02/27/2007 and recorded 03/01/2007, in the Office of the Recorder of Deeds in and for Bucks County in Land Record Book 5300, page 2238, granted and conveyed unto Holy Family University.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected SITUATE in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania described as Lot No. 2 and in accordance and shown on a Plan of Subdivision United Stor-All Centers, Inc., dated 2/11/97 last revised 12/1297 by Gilmore & Associates, Inc., Consulting Engineers and Land Surveyors 331Butler Avenue New Britian, Pennsylvania, as follows to wit:

BEGINNING at a point in the Northern Right-of-Way Line of Frankford-Bristol Pike said being the Southeastern most corner of Robert Olender, Tax Parcel 2-21-9: Thence 2 long the Eastern line of aforementioned Olender, North 18 degrees 10 minutes 54 seconds West, 893 and 39/100 feet to a point in the bed of Poquessing Creek. Thence along the bed of the Poquessing Creek., North 73 degrees 16 minutes 14 seconds East, 60 and 02/100 feet to a new line dividing lots 1 and 2: Thence along new lot line dividing Lots 1 and 2 the following Three (3) Courses and Distances: (1) South 18 degrees 10 minutes 54 seconds East, 564 and 04/100 feet to a new Iron pipe; (2) North 71 degrees 49 minutes 06 seconds East 264 and 05/100 feet to a new Iron pipe; (3) South 18 degrees 10 minutes 54 seconds East, crossing the Northern Right-of-Way line of Frankford-Bristol Pike at a distance of 326 and 09/100, a total distance of 354 and 08/100 feet to a point in or near the center line of Frankford-Bristol Pike, Thence along or near the center line of Frankford-Bristol Pike South 71 degrees 07 minutes 47 seconds West, 324 and 07/100 feet: Thence North 18 degrees 10 minutes 54 seconds West, 30 and 21/100 feet to the point of BEGINNING.

PARCEL NO. 02-023-001

BEING the same premises which Active Realty Company Money Purchase Pension Plan, by Deed dated 02/26/2007, and recorded 03/15/2007, in the Office of the Recorder of Deeds in and for Bucks County in Land Record Book 5316, page 348, granted and conveyed unto Holy Family University.

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 him, 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 herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, and her heirs, 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 him, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Commonwealth of Pennsylvania } ss
County of Bucks

Mona M. Dant {SEAL}
Holy Family University

On this the 14th day of December, 2016, before me, the undersigned Notary Public, personally appeared **Holy Family University**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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

Kathleen Breslin Chaar
Notary Public
My commission expires 2/24/2019

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

1606 Street Road
19020

[Signature]
ON behalf of the Grantee.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen Breslin Chaar, Notary Public
Newtown Twp., Bucks County
My Commission Expires Feb. 24, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES