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: 2021-0521

2/11/2021

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: Kawaljit Singh for BRS Real Estate, LLC
Address: 12 Sarah Ct.
Mt. Laurel, NJ 08054
Phone No. 201-696-6909
E-Mail Address: Ksingh1812@yahoo.com

Owner's Name: BRS Real Estate, LLC (Kamal Singh)
Address: 12 Sarah Ct.
Mt. Laurel, NJ 08054
Phone No. 201-696-6909
E-Mail Address: Ksingh1812@yahoo.com

Attorney Name: Shawn D. Ward and Associates
Address: Sterner's Mill - Suite 332
331 E. Street Road Trevose, PA 19053
Phone No. 215-355-3350

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

1. **Application relates to the following:**

Check items if applicable:

- ☐ **Use**
- ☐ **Lot Area**
- ☐ **Height**
- ☒ **Yards**
- ☐ **Existing Building**
- ☐ **Proposed Building**
- ☐ **Occupancy**
- ☒ **Other:** (describe) buffer + 75' yard adj. to residential, loading area, main size height, size, setback + not having garage name.

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

Tax Parcel Number: 02-019-091-002

Location: 3585 Bristol Road

Lot Size: 32,592 sf

Present Use: Convenience Store, fuel disp. facility, 3 bay auto repair

Proposed Use: Same

Present Zoning Classification: G-C General Commercial

Present Improvement upon Land: Building, Fuel Islands, Canopy, sign

Deed recorded at Doylestown in Deed Book 6060 Page 1762

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

Not Applicable

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):

see attached

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

approval of the requested variances and any other relief required in order to build the project as shown and described on the application.

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.

see attached

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.

Kenneth Bingl

Appellant's or Owner's Signature

Date 2/11/21

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

Sworn to and subscribed before me this

11th day of February 200 2021

Commonwealth of Pennsylvania - Notary Seal
Paula J. Gargan, Notary Public
Bucks County
My commission expires November 1, 2021
Commission number 1219962
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

My commission expires: 11/2021

Attachment for Zoning Application for 3585 Bristol Road Page 6, #1

§232-381(3)(a) Front Yard Variance
We are not building closer to the road and are actually moving the building out of the front yard on Neshaminy Boulevard, but the extension of the existing canopy to the new building is partially in that front yard requiring a variance.

§232-381(4) Variance for Parking Distance from property and street lines.
The code requires 25' which is not doable while maintaining required parking. No buffer is possible. The existing parking is at the property line and we are maintaining that though the pavement at the line is greatly reduced. A variance is required.

§232-587 Variance for no loading space.
The code requires a large 12x65 unloading space which accommodates tractor-trailer trucks. Deliveries are made by small vendor vehicles. A variance is required.

§232-411Variances from Special regulations for convenience food stores with gasoline dispensing facilities.
§232-411(6) The proposed new entrance is less than 200' from Neshaminy Boulevard though as far as possible from the corner. A variance appears to be required.
§232-411(8) Curbs are provided, but there are no sidewalks on Neshaminy Boulevard, and the sidewalk on Bristol Road will be per PennDot's plan. There is no room for a sidewalk on Neshaminy Boulevard so we request a variance from that and also the same for street trees. To maintain visibility, we request that street trees not be required but will provide landscaping that may fit in that area. Landscaping in the PennDot easements will be what you agree to with them.
§232-411(12) The farthest existing dispenser is ±90' from the new entrance to the Convenience Store. Since the maximum permitted is 85', we ask for a variance to cover that situation.

§232-382 and §232-592 Variance for eliminating buffer yard for building and parking.
The code requires 20' which is not doable while maintaining required parking. The existing parking is at the property line and we are maintaining that though the pavement at the line is greatly reduced. A variance is required.

§232-593 Variance for eliminating 75' yard adjacent to residential district.
The code requires 75' in addition to the buffer yard which is not doable if developing anything on this site siven the dimensions. A variance is required.

§232-714(b)2(a) Variance for Freestanding Sign setback.
The existing freestanding sign is in what will become a Construction easement and needed to be relocated. We are asking it be permitted right at the Construction Easement line for best visibility both directions rather than at 25' which would lose visibility and parking spaces. A variance is required.

§232-714(b)(2)d(1)i Approval for up to 150sf of Freestanding Sign Area.
Approval is needed by the ZBA (not a variance) for 150sf of sign area since the frontage exceeds 100 ft.

§232-714(d) 1(ii) Variance for height of one Freestanding Sign and not having all tenants on sign.
A variance is needed for the height of the new Conoco Goal Post sign which would be 25'-8" high, exceeding the 20' code maximum but barely higher than the existing sign. Because of the Conoco triangle, portions of the sign will be no taller than the existing sign. We desire to maintain 7' clear beneath the sign for best Visibility. The Conoco Apex program does not allow a repair shop name to be on their signs. Owner is not asking for a second sign and believes the sign on the building will suffice for the auto repair use. Therefor a variance is requested.

Attachment for Zoning Application for 3585 Bristol Road Page 6, #3

§232-381(3)(a) Front Yard Variance
We are not building closer to the road and are actually moving the building out of the front yard on Neshaminy Boulevard, but the extension of the existing canopy to the new building is partially in that front yard requiring a variance.

§232-381(4) Variance for Parking Distance from property and street lines.
The code requires 25' which is not doable while maintaining required parking. No buffer is possible. The existing parking is at the property line and we are maintaining that though the pavement at the line is greatly reduced.

§232-587 Variance for no loading space.
While the code requires a large 12x65 unloading space to accommodates tractor-trailer trucks our deliveries are made by small vendor vehicles. Many of these fit in a parking space.

§232-411Variances from Special regulations for convenience food stores with gasoline dispensing facilities.
§232-411(6) The proposed new entrance is as far as we can make it with turning radii sufficient for a tanker truck.
§232-411(8) Due to prior widening of Neshaminy Boulevard, there are no sidewalks there, and the sidewalk on Bristol Road will be per PennDot's plan. To maintain visibility, we request that street trees not be required but will provide landscaping that may fit in in verge areas.
§232-411(12) The farthest existing dispenser is ±90' from the new entrance to the Convenience Store. There was no feasible alternative to shifting the store to allow for the additional fueling island. We are at only 5' farther than the requirement.

§232-382 and §232-592 Variance for eliminating buffer yard for building and parking.
The existing parking is at the property line and we are maintaining that though the pavement at the line is greatly reduced.

§232-593 Variance for eliminating 75' yard adjacent to residential district.
A 75' yard to meet this requirement would render the site undevelopable which is a hardship.

§232-714(b)2(a) Variance for Freestanding Sign setback.
The existing freestanding sign is in what will become a Construction easement and needs to be relocated because of PennDot action. We believe the location shown is safe and the best location given all the circumstances.

§232-714(b)(2)d(1)i Approval for up to 150sf of Freestanding Sign Area.
We meet the criterion of minimum frontage and ask that the board approve this request which is slightly lower than the 150sf noted for this situation.

§232-714(d) 1(ii) Variance for height of one Freestanding Sign and not having all tenants on sign.
In order to provide space for the store sign and the new Conoco logo, we are asking relief to construct a sign less than 1 foot different from the sign we have to move due to PennDot. Conoco does not allow a repair tenant on the same sign as them, so we are also asking that we can comply with Conoco's premium Apex program for best esthetics and making the site as attractive as possible.

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

February 11, 2021

BRS Real Estate LLC
3585 Bristol Road
Bensalem, PA 19020

Project:	CONVENIENCE STORE, 3 BAY GARAGE AND CANOPY EXTENSION
Project Address:	3585 BRISTOL RD BENSALEM, PA 19020
Tax Parcel:	02-019-091-002
Property Owner:	KAMAI SINGH
Permit Status:	APPLICATION DENIED

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to the *Code of the Township of Bensalem*, Chapter 232 ZONING. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

The subject property is located in the G-C Zoning District.

- Per section 232-380 and 232-411(4), there were existing Use and Occupancy Permits issued on 3/18/2009, 6/20/2017, 8/6/2018 all for uses which include a gas station, convenience store and car repair. Based on research in the Township files, I believe it has been established that the uses are non-conforming and the proposed use is within the same and will continue the non-conformity. No use variance is needed at this time.

- Per section 232-381(2) and 232-411(13)(c) Maximum impervious surface including that area covered by buildings or structures, shall not exceed 60 percent of any lot used as a convenience food store with gasoline facilities. A minimum of 40 percent shall remain in a natural green stated such as grass, trees and shrubs. The existing impervious coverage is currently at 98.5% and a reduction to 93.9%. the amount of impervious is an existing non-conformity. No variance is needed at this time.

- Per section 232-381(3)(a) Front yard one yard, not less than 75 feet in depth. Although the existing canopy is a non-conformity, there is additional canopy being constructed in the front yard setback. A variance will be required.

- Per section 232-586(d)(3)(b) No parking of vehicles shall be permitted in the area within 25 feet from the abutting outside boundary of a public street, road or highway, nor within 25 feet from any other property line bounding the premises. A variance is required.

- Per section 232-587 a loading and unloading space shall be provided or a variance is required.

- Per section 232-589 and 232-411 All of the requirements governing Self Service Gas Stations must be adhered to or a variance is required.

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

- Per section 232-382 Buffer yards shall be provided where a building is erected or used in a G-C district in accordance with article XIII, section 232-592 of the Zoning Code or a variance is required.

- Per section 232-593 When the districts referred to in section 232-592 abut any rural or residence district boundary line, a yard shall be provided which shall not be less than 75 feet in width, measured from the rear of the 20-foot buffer yard and planting strip referenced in subsection 232-592(1) except subsections 232-592(3) a. through d., (4) and (6), above, except that in the R-33, R-3A and A-D districts the 75-foot yard shall be measured from the boundary line. The required setback shall be provided or a variance is required.

- 232-714(b)(2)(a) In the case of freestanding or projecting signs, such signs must be at least 25 feet from all property edges, with freestanding signs being at least 25 feet from any buildings. The distance of the sign from either a building or property line shall be measured from the nearest point of the sign façade. The existing sign location is non-conforming; however, it is now located in the proposed Padot construction easement. The owner wants to relocate the sign out of the construction easement but less that the required setback. A variance is required.

- Per section 232-714(b)(2)(d)(1)i If street frontage exceeds 100 feet, an appeal may be made to the Zoning Hearing Board to increase the sign size, not to exceed 150 square feet. Any sign exceeding 150 square feet in area requires a variance.

- Per section 232-714(b)(2)(d)(1)ii Maximum height above grade for any freestanding sign shall be 20 feet. For every construction on any property after this date, the use of which is that of multiple commercial or industrial tenancy or occupancy, provisions must be made for one freestanding sign with sufficient space so that each tenant or occupant shall have sign space available on the aforesaid freestanding sign. A variance is needed for the proposed height of 25'-8" and a variance is needed since the auto repair will not be listed on the free-standing sign.

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.

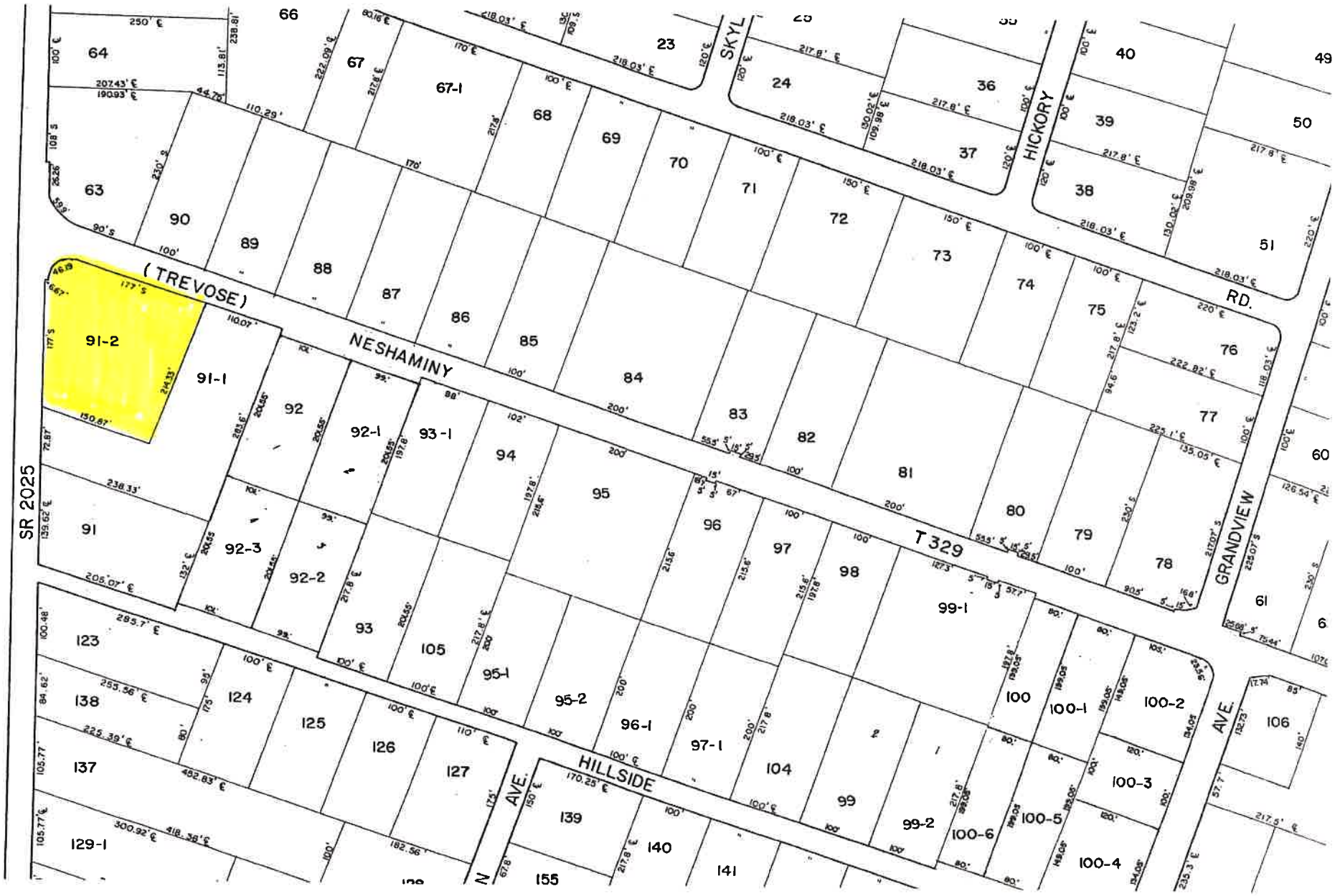
You have the right to appeal this rejection letter. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Kenneth V. Farrall
Zoning Officer
215-633-3643

johnteetsarchitect@comcast.net
email address

KVF/lva



3585 BRISTOL ROAD PARCEL 02-019-091-002

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2018046387
Recorded On 8/22/2018 At 2:53:12 PM
* Total Pages - 6
* Instrument Type - DEED
Invoice Number - 958072 User - KLJ
* Grantor - THREE (3585) BRISTOL ASSOC L P
* Grantee - B R S R E L L C
* Customer - OMNI ABSTRACT AGENCY L L C
* FEES

STATE TRANSFER TAX	$12,500.00
RECORDING FEES	$82.75
BENSALEM SCHOOL DISTRICT REALTY TAX	$6,250.00
BENSALEM TOWNSHIP	$6,250.00
TOTAL PAID	$25,082.75

Bucks County UPI Certification
On August 22, 2018 By JJK

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO:
OMNI ABSTRACT AGENCY L L C

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

THE RECORDERS OFFICE OF BUCKS COUNTY, PA.

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.

148858

PREPARED BY:
Anthony J. Beldecos, Esq.
Lundy, Beldecos & Milby, PC
450 N. Narberth Avenue, Suite 200
Narberth, PA 19072

RECORD AND RETURN TO:
Omni Abstract Agency, LLC
3103 Hulmeville Road, Ste 200
Bensalem, PA 19020

PARCEL NO.: #02-019-091-002

RECEIVED
2018 AUG 22 A 11: 02
BUCKS COUNTY
RECORDER OF DEEDS

RECEIVED
2018 AUG 13 A 11: 36
BUCKS COUNTY
RECORDER OF DEEDS

DEED

THIS INDENTURE is made this 9 day of August, 2018.

BETWEEN: **3585 Bristol Road Associates, LP** a Pennsylvania limited partnership (hereinafter called the Grantor),

and

BRS Real Estate LLC, a Pennsylvania limited liability company (hereinafter together called Grantee).

WITNESSETH That the said Grantor for and in consideration of the sum of One Million Two Hundred Fifty Thousand Dollars and 00/100 ($1,250,000.00) lawful money of the United States of America, well and truly paid by 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 has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its succesors and assigns, all of its right, title and interest of, in, and to, the following described Property, in fee:

ALL THAT CERTAIN lot, tract, or parcel of land, SITUATE, lying and being in the Township of Bensalem, County of Bucks, and Commonwealth of Pennsylvania, as shown on a Plan of Subdivision made for John S. Denelsbeck and Ruth Denelsbeck, Survey Numbered D6010901 by Ezra Golub Associates, Registered Professional Engineers and Land Surveyors, Levittown, Pennsylvania dated July 29, 1969 and recorded in Plan Book 78, Page 2 and being more particularly bounded and described as follows to wit:

BEGINNING at a PK nail set at the intersection of the Northeasterly line of Bristol Road, L.R. 09006, (33 feet wide) and the Southeasterly line of Trevose Road, now Neshaminy Blvd., (T-379), (40 feet wide) and running thence; (1) along the said side of Trevose Road North Fifty-seven degrees Three minutes East (North 57 degrees - 03 minutes East) Two Hundred Twenty and Eighty-six hundredths (220.86) feet to a point thence; (2) along lands remaining to John S. and Ruth Denelsbeck South Thirty two degrees Fifty seven minutes East (South 32 degrees - 57 minutes East)

Two Hundred fourteen and three hundred thirty three thousandths (214.333) feet to an iron pin thence; (3) still along the same South Fifty seven degrees three minutes West (South 57 degrees - 03 minutes West) One Hundred fifty and eighty seven hundredths (150.87) feet to an iron pin set in the aforesaid Northeasterly line of Bristol Road thence; (4) along the same North Fifty one degrees Two minutes West (North 51 degrees - 02 minutes West) Two Hundred Twenty five and Forty-seven hundredths (225.47) feet to the first mentioned point and place of beginning.

BEING Lot No. 1.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM a small piece of ground lying at the point of intersection of the two aforesaid road lines, and being a part of that portion of land condemned by the Township of Bensalem by Eminent Domain proceedings as filed in Deed Book 1903, Page 595, and being more particularly described according to the aforementioned plan and survey, as follows, to wit:

BEGINNING at the PK nail set at the intersection of the Northeasterly line of Bristol Road and the Southeasterly line of Trevose Road (now Neshaminy Blvd.) and running thence; (1) along the Southeasterly line of Trevose Road North Fifty seven degrees three minutes East (North 57 degrees - 03 minutes East) thirty seven and Sixty three hundredths (37.63) feet to a point on a curve thence; (2) along a curve bearing to the left in a Southerly direction having a radius of Thirty (30) feet an arc length of Forty six and nineteen hundredths (46.19) feet to a point thence; (3) South Thirty eight degrees fifty eight minutes West (South 38 degrees - 58 minutes West) Six and sixty seven hundredths (6.67) feet to a point in the Northeasterly line of Bristol Road thence; (4) along the last mentioned line North Fifty one degrees two minutes West (North 51 degrees - 02 minutes West) forty one and sixty seven hundredths (41.67) feet to the PK nail point and place of beginning.

PARCEL NO. 02-019-091-002

BEING the same premises which Fred Dimeo, by Deed dated 04/09/2009 and recorded 04/14/2009 in the Office of the Recorder of Deeds in and for the County of Bucks in Land Record Book 6060, Page 1762, granted and conveyed unto 3585 Bristol Associates, LP, a Pennsylvania limited partnership, in fee.

BEING known and numbered as 3585 Bristol Road Bensalem Township, Bucks County, Pennsylvania.

NOTE: Pursuant to the provisions of the Pennsylvania Uniform Environmental Covenants Act, Act No 68 of 2007 Pa. C.S. Sections 6501-6517, the above described Property is subject to an Environmental Covenant dated as of June 22, 2012 and recorded July 18, 2012 in the Office of the Recorder of Deeds in and for the County of Bucks at Instrument Number 2012058830, which Environmental Covenant subjects the Property to certain activity and/or use limitations in that its use shall be limited to nonresidential activities which shall not include, without limitation, residential uses, schools (excluding those for adult education), nursing homes and other residential-style facilities and recreational areas. In addition, the groundwater at the Property shall not be utilized.. ***UNDER AND SUBJECT***, to the extent valid, subsisting and enforceable, to any and all easements,

restrictions, reservations and other conditions of record.

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 its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever, in fee.

UNDER AND SUBJECT as aforesaid.

AND the said Grantor for itself and successors, does by these presents, covenant, grant and agree, to and with the said Grantee, its, successors and assigns, that the said Grantor, its successors and assigns 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 Grantee, its, successors and Assigns, against 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 any of them, shall and will by these presents WARRANT and forever DEFEND.

IN WITNESS WHEREOF the said Grantor has caused these presents to be duly executed the day and year first above written.

Sealed and Delivered
In the Presence Of:

GRANTOR:
3585 Bristol Road Associates, LP
By N&T Management LLC

BY: _____ **(SEAL)**
Nicholas Zoubroulis, Managing Member

BY: _____ **(SEAL)**
Theodore Zoubroulis, Managing Member

COMMONWEALTH OF PENNSYLVANIA }
}
COUNTY OF Bucks } *SS*

On this, the 9th day of August, 2018, before me, the undersigned officer, personally appeared Nicholas Zoubroulis and Theodore Zoubroulis who, known to me (or satisfactorily proven) to be, the managing members of N&T Management LLC the general partner of 3585 Bristol Associates LP, and acknowledge that they being duly authorized to do so, voluntarily executed the same for the purposes therein contained on behalf of the limited partnership.

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

Stacy C. Tansey
NOTARY PUBLIC

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STACY C. TANSEY, Notary Public
Bensalem Township, Bucks County
My Commission Expires August 5, 2020

The address of the Grantee is
3585 Bristol Rd
Bensalem PA 19020

ON BEHALF OF GRANTEE

REV-183 EX (2-15)

pennsylvania
DEPARTMENT OF REVENUE
Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY
State Tax Paid
Book Number
Page Number
Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed, please attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However, it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name			Telephone Number:
Jan Edelman			(214) 244-4224
Mailing Address	**City**	**State**	**ZIP Code**
3103 Hulmeville Road	Bensalem	PA	19020

B. TRANSFER DATA

Date of Acceptance of Document: 08 / 09 / 2018

Grantor(s)/Lessor(s)	Telephone Number:	Grantee(s)/Lessee(s)	Telephone Number:
3585 Bristol Associates, LP	(610) 668-0775	BRS Real Estate, LLC	(215) 244-4224

Mailing Address	City	State	ZIP Code
3585 Bristol Road	Bensalem	PA	19020

Mailing Address	City	State	ZIP Code
3585 Bristol Road	Bensalem	PA	19020

C. REAL ESTATE LOCATION

Street Address	City, Township, Borough
3585 Bristol Road	Bensalem

County	School District	Tax Parcel Number
Bucks	Bensalem	02-019-091-002

D. VALUATION DATA

Was transaction part of an assignment or relocation? ☐ Y ☒ N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1,250,000.00	+0.00	= 1,250,000.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Computed Value**
45,600.00	X 9.62	= 438,672.00

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
$ 0.00	100.00 %	100.00 %

2. Check Appropriate Box Below for Exemption Claimed.

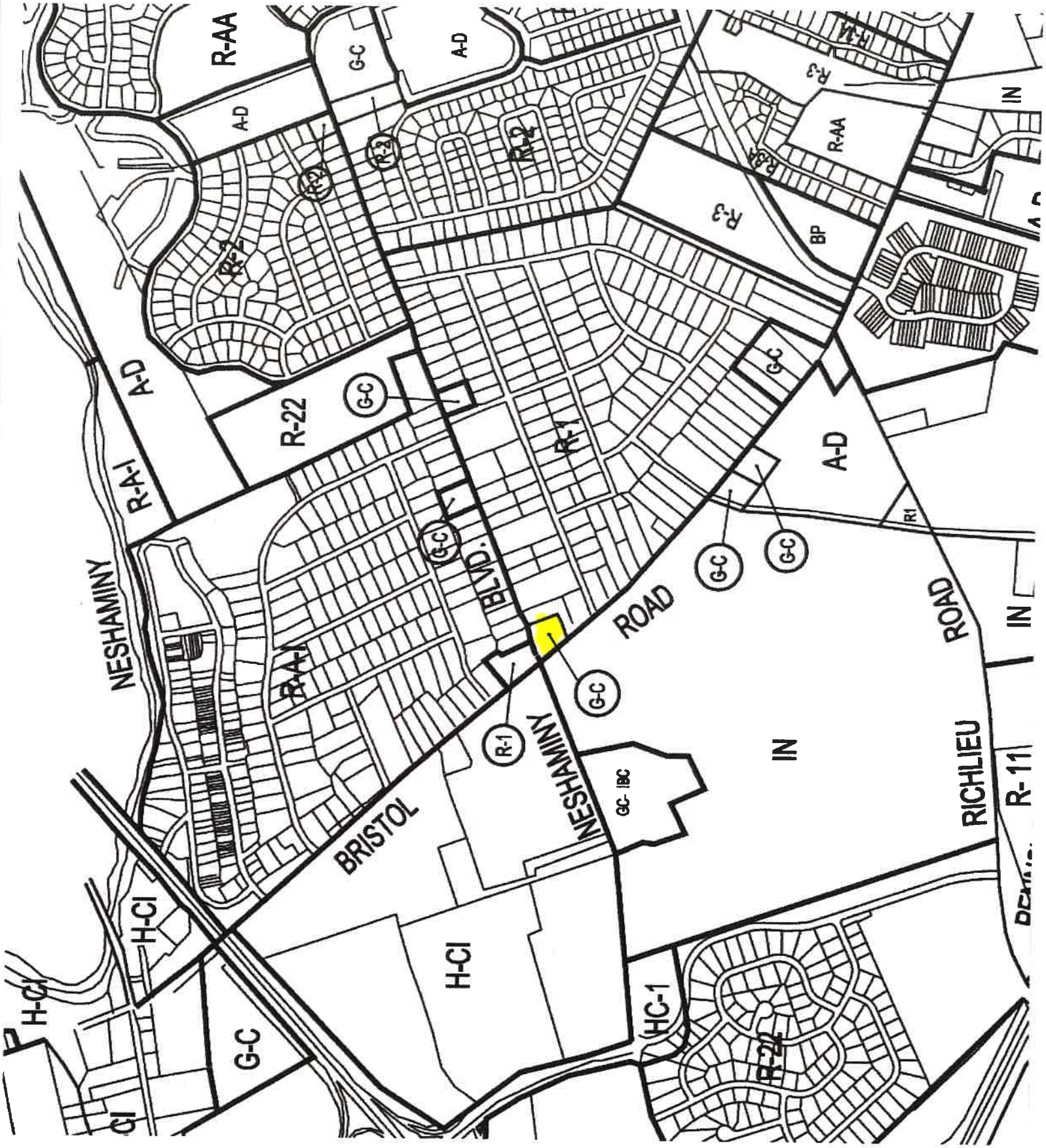
- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust _____
  If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Please explain exemption claimed.) _____

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
	08/09/18

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

ZONING PLAN


R-AA
A-D
G-C
R-22
R-A-1
R-1
R-3
BP
IN
NESHAMINY
BLVD.
ROAD
BRISTOL
H-CI
HC-1
GC- IBC
RICHLIEU
R-11

AERIAL VIEW 3585 BRISTOL RD.

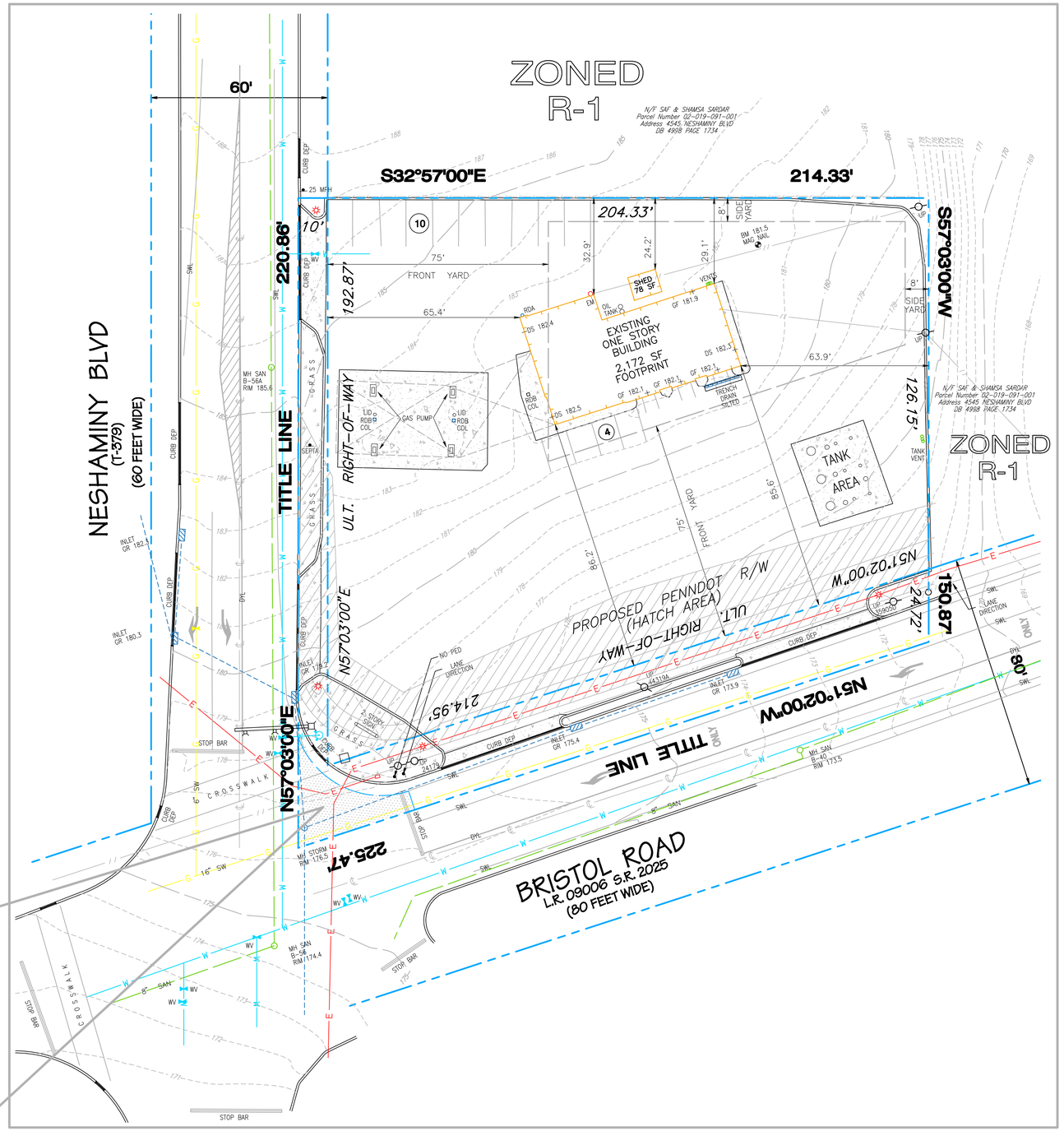
VIEW FROM BRISTOL ROAD

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 IRWIN RUN ROAD
WEST MIFFLIN, PENNSYLVANIA 15122 - 1078

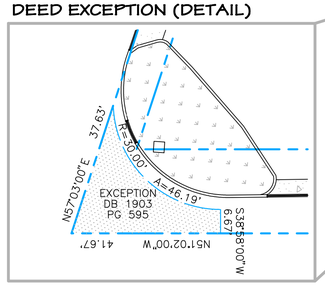
BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776

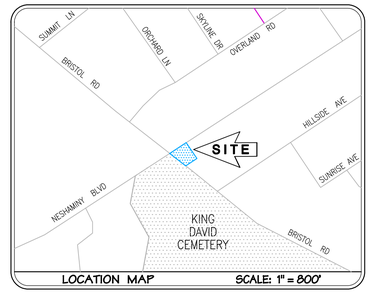
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

Contractor must comply with all provisions of "The Underground Utility Line Protection Law", PA Act 287 of 1974 as amended by Act 187 of 1996 regarding notification of utility facility owners at least three (3) days prior to any excavation work on this project. The contractor must initiate a separate investigation by calling the Pennsylvania One Call System and verify the locations of all underground facilities prior to excavation.



DEED EXCEPTION (DETAIL)





LOCATION MAP SCALE: 1" = 800'

NORTH ARROW

NOTICE

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE BY THE CLIENT OR PARTY FOR WHOM THE WORK WAS PREPARED AND IS CERTIFIED.

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McNEILL LAND SURVEYING, LLC
ALL RIGHTS RESERVED

NO.	DATE	REVISION
1	12/06/19	REAR SETBACK DIM.

OWNER NAME
BRS REAL ESTATE, LLC
3585 BRISTOL ROAD BENSALEM PA 19020

TAX PARCEL NO.
02-019-091-002

BLOCK & UNIT No.
02-019-091-002

INSTRUMENT NO. (DEED)
DB 4998 PG 1734

SITE ADDRESS
3585 BRISTOL ROAD
BENSALEM PA 19020

LEGEND

- EXISTING PROPERTY LINE
- EXISTING FENCE LINE
- FH EXISTING FIRE HYDRANT
- UP EXISTING UTILITY POLE
- GV EXISTING GAS VALVE
- WV EXISTING WATER VALVE
- CO EXISTING SEWER CLEAN OUT
- WCS EXISTING WATER CURB STOP
- RDA EXISTING ROOF DRAIN ABOVE GRADE
- EM EXISTING ELECTRIC METER
- GM EXISTING GAS METER
- EXISTING STORM SEWER AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND WATER LINE
- 250 EXISTING CONTOURS
- + 250.05 EXISTING SPOT ELEVATION
- EXISTING SIGN (AS NOTED)

NOTES:

1. BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, PLANS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PLANS AND FIELD SURVEYS PERFORMED BY McNEILL LAND SURVEYING LLC DURING NOVEMBER 2019.
2. IMPROVEMENTS SHOWN DERIVED FROM FIELD SURVEYS PERFORMED BY McNEILL LAND SURVEYING LLC DURING NOVEMBER 2019.
3. BEARING BASIS FOR THE SURVEY AS SHOWN ARE PER DEED.
4. VERTICAL DATUM BASED ON NAVD-88, PER GPS SATELLITE OBSERVATION.
5. VERTICAL DATUM SHOWN HERON PER GPS SATELLITE OBSERVATION AND SOLUTIONS PROVIDED REAL TIME BY KEYNET GPS, INC. WHICH UTILIZES TRIMBLE VIRTUAL REFERENCE SYSTEM CONTINUALLY OPERATING HIGH PRECISION GNSS REFERENCE STATIONS. DATUMN PROVIDED IS NAVD 88 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE: 3702 (LAMBERT / SOUTHERN ZONE).
6. BENCHMARK: MAG NAIL IN THE REAR PARKING AREA AS SHOWN ON PLAN ELEVATION = 181.5
7. REFERENCE PLANS:
   - A. PLAN OF SUBDIVISION MADE FOR JOHN S. DENELSBECK AND RUTH DENELSBECK, SURVEY NUMBERED D6010901 BY EZRA GOLUB ASSOCIATES, REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS, LEVITTOWN, PENNSYLVANIA DATED JULY 29, 1969 AND RECORDED IN PLAN BOOK 78, PAGE 2.
   - B. PROPOSED PENNDOT RIGHT-OF-WAY, BRISTOL ROAD, STATE ROUTE 2025; SEC NO. 001 R/W BUCKS COUNTY, BENSALEM TOWNSHIP (NO DATE ON PLANS) RIGHT-OF-WAY CLAIM INFORMATION PLAN. SHEET 9, 15, 25, 106 OF 119.
8. EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 199 (2004) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 199 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES. PENNSYLVANIA ONE CALL SYSTEMS, INC., PHONE NO. 1-800-242-1776 SERIAL NO. 20193051370

UTILITY	RESPONSE
BUCKS COUNTY WATER AND SEWER AUTHORITY	CONFLICT. LINES NEARBY. PLANS REC'D
BENSALEM TOWNSHIP	CLEAR – NO FACILITIES
COMCAST CABLE	CLEAR – NO FACILITIES
AQUA PENNSYLVANIA INC	CONFLICT. LINES NEARBY. PLANS REC'D
PECO ENERGY	CONFLICT. LINES NEARBY. PLANS REC'D
COMCAST CABLE COMMUNICATIONS INC	CLEAR – NO FACILITIES
VERIZON PENNSYLVANIA LLC.	CLEAR – NO FACILITIES

LOCATION OF UNDERGROUND UTILITIES, IF DEPICTED, ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF THE SURVEY. THE LACK OF UTILITY INFORMATION DOES NOT DENY THE EXISTENCE OF THE SAME AND McNEILL LAND SURVEYING, LLC DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. REFERENCE TO THE APPROPRIATE UTILITY AUTHORITY SHOULD BE MADE TO VERIFY THE PRESENCE OR ABSENCE OF UTILITIES.

9. THERE ARE NO FLOODPLAIN AND FLOODWAY LIMITS ON SITE PER FLOOD INSURANCE RATE MAP OF BUCKS COUNTY, COMMUNITY PANEL NO. 42017C0439J, EFFECTIVE DATE: MARCH 15, 2015
10. PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTICTIONS, ETC., CONTAINED THEREIN, RECORDED OR UNRECORDED.

SITE AREA

32,592 SF or 0.7482 ACRES TO RIGHT OF WAY LINE
39,836 SF or 0.9145 ACRES TO TITLE LINE

ZONE 'GC' GENERAL COMMERCIAL DISTRICT

REGULATION	REQUIREMENT	EXISTING
LOT AREA	7,200 SF MIN	32,592 SF
LOT WIDTH AT B.S.B.L.	60 FT. MIN.	168.4 FT.
BUILDING SETBACKS		
FRONT YARD	75 FT. MIN.	65.4 FT.*
SIDE YARD	8 FT. MIN.	29.1 FT.*
REAR YARD	35 FT. MIN.	N/A
BUILDING COVERAGE	35 % MAX.	2,250 SF or 6.9 %
IMPERVIOUS COVERAGE	60 % MAX.	32,097 SF or 98.5 % *
BUILDING HEIGHT	45 FT. MAX.	LESS THAN 45 FEET
PARKING		
SPACES PROVIDED		14 SPACES

* DENOTES EXISTING NON-CONFORMING CONDITION

McNEILL LAND SURVEYING, LLC
P.O. BOX 371
GILBERTSVILLE, PA 19525
PHONE 610.323.8800
FAX 610.323.9885
WWW.MCNEILLSURVEY.COM

SCALE 1" = 20' (0 20' 40' 80')

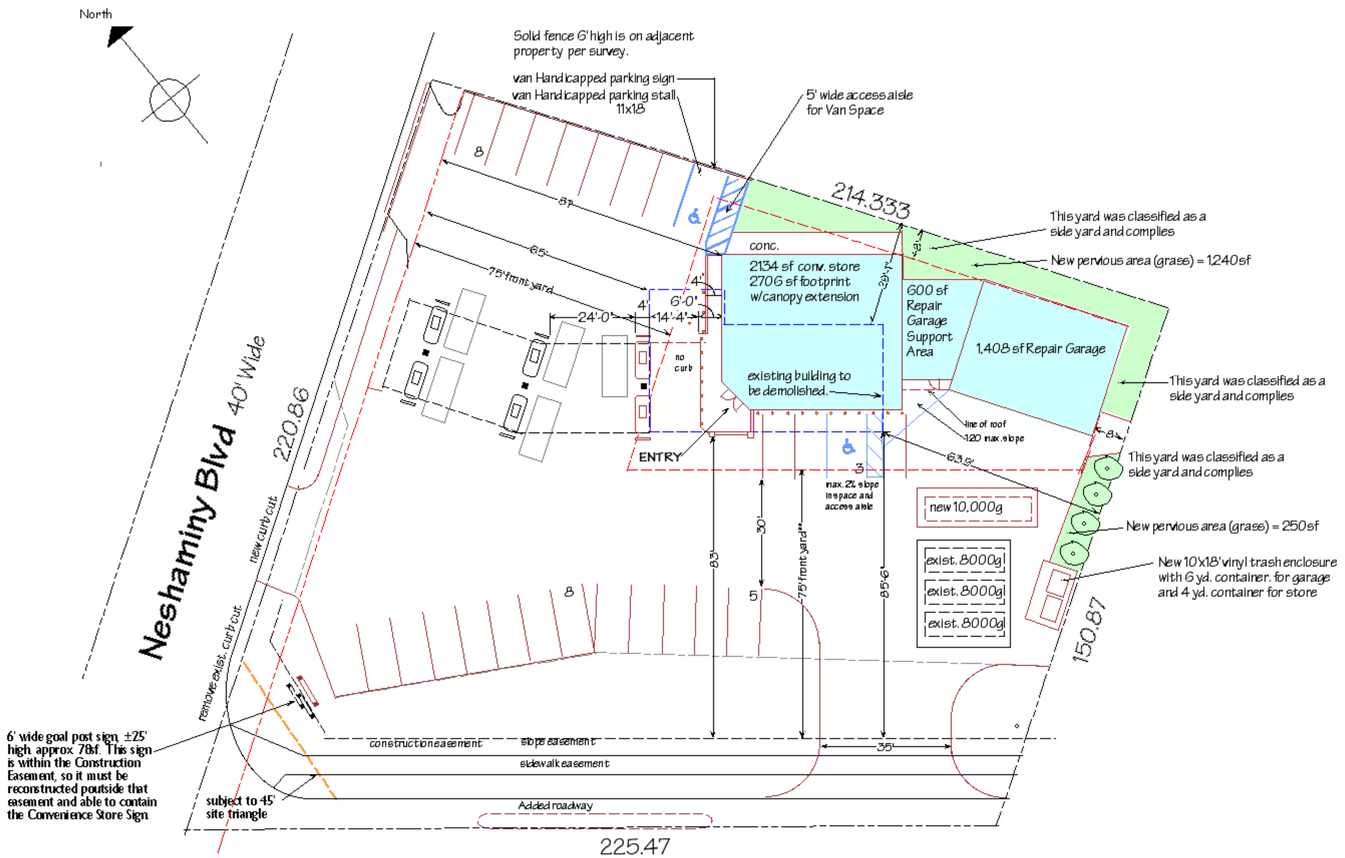
EXISTING FEATURES PLAN
OF
3585 BRISTOL ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY, PA

MADE FOR
BRS REAL ESTATE, LLC
3585 BRISTOL ROAD, BENSALEM PA 19020

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PETER L. McNEILL
LAND SURVEYOR
SU-053702-E

DATE	26 NOV 2019
DWG NO	BEN-1527
JOB NO.	1527
SHEET NO.	1 OF 1

I:\PROJECTS\1527 BRISTOL.pro



1 A.01 **PLOT PLAN**
Scale: 1" = 20'

ZONING CLASSIFICATION G-C General Commercial

		PERMITTED	EXISTING	PROPOSED		REMARKS
1	USE	Non-conforming - Uses are not permitted	Service Station with small Snack Shop	Convenience Store with Gasoline and Diesel Dispensing Facilities and 3 Service Bays		Existing use is non-conforming, desire is to rebuild taking into account the land taken by PennDot and creating the convenience store.
2	LOT WIDTH	80'	214.95	214.95		Non-conforming lot
3	LOT WIDTH AT BUILDING SETBACK LINE	60'	168.14'	168.14'		Complies
4	GROSS LOT AREA	30,000	32,592	32,592	0.75 ac	Non-conforming lot
5	FRONT YARD (Bristol Road)	75'	85.6	83'		Complies
6	FRONT YARD (Neshaminy Blvd.)	75'	65.4	81'		Building Complies, non-conforming canopy remains.
7	SIDE YARD (off Bristol Road)	8'	63.9	8'		Reduced to code minimum.
8	SIDE YARD (off Neshaminy Boulevard)	8'	29.1	8'		Reduced to code minimum.
9	PARKING SETBACK FROM RES. ZONE (Bristol Rd)	50'	0'	60'		Removed parking from this property line.
10	PARKING SETBACK FROM RES. ZONE (Neshaminy Blvd)	50'	0'	0'		No change to existing non-conformity
11	BUILDING HEIGHT	45'	30'	25'		Complies
12	BUILDING FOOTPRINT AREA	0	4,030	6,459		Complies.
13	Existing Service Station		2,250			
14	New Convenience Store (incl. Covered entry)			2,221		
15	New Repair Garage			2,008		
16	Fueling Island Canopy		1,780	2,230		Enlarged for two additional 2-sided pumps.
17	BUILDING COVERAGE	35.0%	12.4%	19.8%		Complies
18	IMPERVIOUS AREA	19,555	32,097	30,607	0.70 ac	Additional 866sf
19	Total Footprint of Buildings (Line 11)		4,030	6,459		
20	Paved Areas and concrete pads & walks		28,067	24,148		
21	Pervious (green areas)		495	1,985		Increased pervious by 1,490 sf
22	IMPERVIOUS PERCENTAGE	60% max.	98.5%	93.9%		Variance needed to exceed 60%
23	PERVIOUS (GREEN AREA) PERCENTAGE	40% min.	1.5%	6.1%		Pervious area is quadrupled.
22	PARKING	17	22	24		Complies
23	Gasoline Dispensing Facility with Accessory Convenience Store	1 per 100sf + 1 per employee	11	13		Exceeds Code
24	Service Station	2 per bay + 1 per employee	11	11		Assuming 5 employees
25	LOADING AREA	1		0		Small vans only - no dedicated space
26	SIGNS					
27	FREESTANDING SIGNS	100sf*	100sf	144sf		
28	Number of signs	1	1	1		
29	Goal Post Sign	100sf*	100sf	144sf		*150sf per §232-74(b)(2)(d)(i) if ZBA approves. Tenant name not to be on sign.
30	Height of Goal Post Sign	20'	25'	25'-8"		New sign is required due to PennDot work and is similar height to existing.
31	WALL SIGNS					
32	Canopy					
33	Canopy Facade Area	Not regulated	504	612		
34	Canopy Sign Area	61	26	26		Existing signs remain, no change
35	Canopy Sign Area (% of facade area)	10% max.	5.2%	4.2%		Complies
36	Building					
37	Building Facade Area		1260	2,650		
38	Building Wall Sign Area	265	180	186		
39	% of Building Facade Area	10% max.	14.3%	7.0%		Percentage cut in half
40	Store Sign - Bristol Road		30	64		
41	Store Sign - Neshaminy Boulevard		10	40		
42	Auto Repair Signs (Bristol Rd.)		100	70		Includes tower sign
43	Auto Repair Sign (Neshaminy Boulevard)		32			
44	Auto Repair Office /Waiting Room Sign		8	12		

2 A.01 **ZONING CHART**
No Scale

Convenience Store with Fuel Dispensing Facility and Auto Repair Shop
3585 Bristol Road
Bensalem, PA 19020

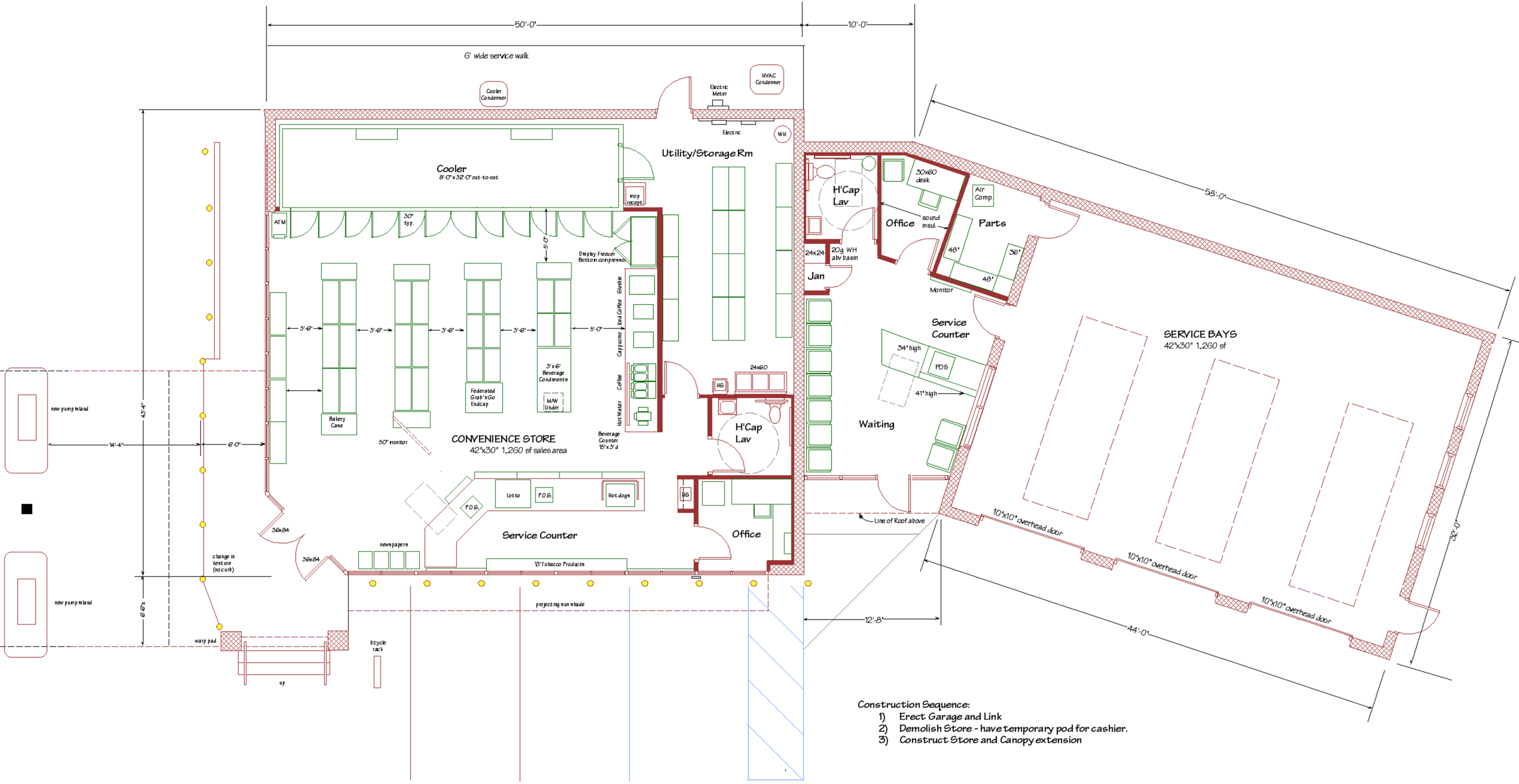
Firm AX002315
Indiv RA008295X

JOHN TEETS ARCHITECT
415 Horsham Rd, Horsham, PA 19044-2068
Email: johnteetsarchitect@comcast.net
Website: www.johnteetsarchitect.com
Tel. (215) 659-5500 Fax (215) 674-9372

ZONING PLOT PLAN

Issue Date: February 10, 2021
Purpose: Zoning Hearing
Revisions:

Drawing No. (1 of 3)
A.01



Construction Sequence:

1) Erect Garage and Link
2) Demolish Store - have temporary pod for cashier.
3) Construct Store and Canopy extension

1 MAIN FLOOR PLAN

A2 Scale 1/4" = 1'-0"

Convenience Store with
Fuel Dispensing Facility and
Auto Repair Shop
3585 Bristol Road
Bensalem, PA 19020

Firm AX002315
Indiv RA008295X

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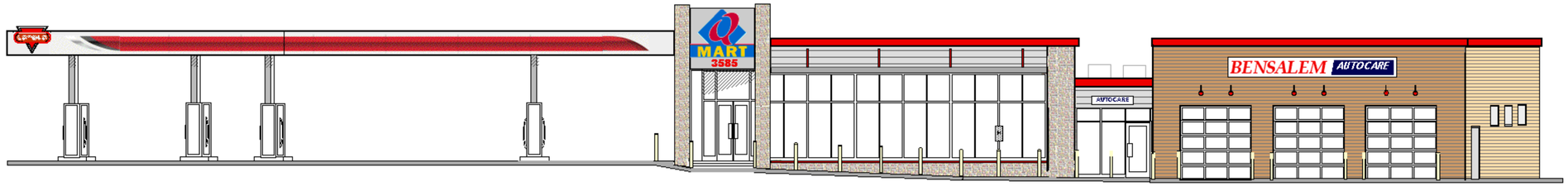
FLOOR PLAN

Issue Date: February 8, 2021
Purpose: Zoning Hearing
Revisions:

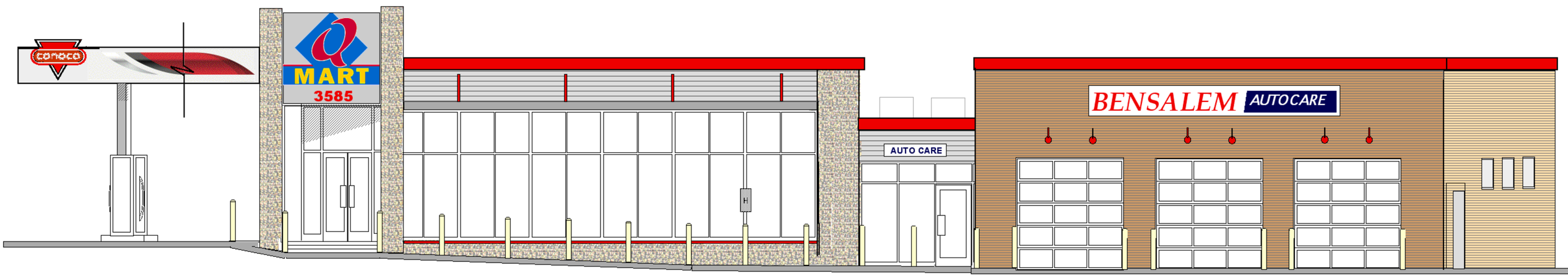
Drawing No. (2 of 3)

A.02



1 A.03 PROPOSED BRISTOL ROAD ELEVATION (FULL CANOPY)

Scale 1/8" = 1'-0"



2 A.03 PROPOSED BRISTOL ROAD ELEVATION

Scale 1/4" = 1'-0"

3 A.03 PROPOSED NESHAMINY BOULEVARD ELEVATION

Scale 1/4" = 1'-0"

3 A.03 TYPICAL CANOPY GRAPHICS

No Scale

Convenience Store with
Fuel Dispensing Facility and
Auto Repair Shop
3585 Bristol Road
Bensalem, PA 19020

Firm AX002315
Indiv RA008295X

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ELEVATIONS

Issue Date: February 8, 2021
Purpose: Zoning Hearing
Revisions:

Drawing No. (2 of 3)

A.03