



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

LINCONIA IMPROVEMENT ASSOCIATION

CHECK OFF LIST FOR ZONING HEARING BOARD APPEAL

The items listed below are **requirements** of the application process for the Zoning Hearing Board.

Check off the items that accompany this appeal. If item is deemed not applicable put N/A in place of a check mark. If any box is not marked with either a check mark or N/A, the application will be considered incomplete and will not be accepted.

KAY & CARR

<input checked="" type="checkbox"/>	13 copies of Appeal (pages 4 thru 6)
<input checked="" type="checkbox"/>	13 copies of Plot Plan
<input type="checkbox"/>	13 copies of Zoning Officers rejection
<input checked="" type="checkbox"/>	13 copies of Tax Map
<input checked="" type="checkbox"/>	13 copies of deed
<input type="checkbox"/>	13 copies of agreement of sale or lease agreement
<input checked="" type="checkbox"/>	13 copies of detailed plan of proposed structure
<input type="checkbox"/>	13 copies of deed searches if your application is for certification of non-conforming use
<input checked="" type="checkbox"/>	13 copies of exhibits which would include but are not limited to pictures, diagrams, and changes.
<input checked="" type="checkbox"/>	Application must be notarized. Original must be submitted.
<input checked="" type="checkbox"/>	Applications and all required material as described must be placed in packet form as follows:
<input checked="" type="checkbox"/>	Must submit copy of application and plan(s) on a disc in .pdf file format or email same to jalston@bensalempa.gov
	Appeal
	Plot plan
	Zoning officers rejection
	Tax map
	Deed
	Agreement of sale or lease agreement if applicable
	Detailed plan of proposed structure
	Deed searches, if applicable
	Exhibits
<input type="checkbox"/>	Notify all adjoining owners by certified mail. Township will provide a list of adjoining properties. to be notified)

The Zoning Hearing Board Clerk is not authorized to fill out your Zoning hearing Board application, correlate the above items or answer technical questions. If you are not sure how to go about appealing to the zoning hearing board, it is advised that you obtain an attorney to help you.

Attached to this checklist is the appeal and instructions on how to fill out the appeal form.

Plot plans may be hand drawn as long as all information is accurate. It must contain all pertinent zoning information. It must contain the names, addresses and tax parcel numbers of all adjoining owners.

To obtain the Zoning Officers rejection notice you must first submit an application or occupancy permit. You will receive your rejection notice in the mail.



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2-20-2024

Exhibit Z-4

Zoning Hearing Board

Appeal Number: 2024-0493

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: Tom HUGHES SQUIRE HOME BUILDERS LLC

Address: 134 REDSTONE DR

WARRINGTON PA 18976

Phone No. 267-221-0427

E-Mail Address: THUGHES7@COMCAST.NET

Owner's Name: LINCOLNIA IMPROVEMENT ASSOCIATION

Address: PO BOX 203F

TREVSE PA 19053

Phone No. FRD JAMES 267-981-8107

E-Mail Address:

Attorney Name:

Address:

Phone No.

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

LIA TO BE COMPENSATED FOR PARCEL, SHOULD IT BE APPROVED, BY SQUIRE HOME BUILDERS, LLC

1. Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Use | <input checked="" type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input checked="" type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number:

2-7-116-1

Location:

KAY & CEDAR AVES.

Lot Size:

5,902 SF

Present Use:

VACANT LAND

Proposed Use:

SINGLE FAMILY HOME

Present Zoning Classification:

R-2

Present Improvement upon Land:

HOME

Deed recorded at Doylestown in Deed Book

6340

Page

1044

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:

1/18/24

Your statement of alleged error of Zoning Administrative Office:

RECEIVED VERBAL CONFIRMATION THAT PARCEL WILL REQUIRE VARIANCE FOR SETBACK ON SIDE YARD FACING CEDAR AVE AND VARIANCE FOR SQUARE FOOTAGE. R-2 ZONING REQUIRES 25' FRONT & SIDE SETBACK FOR CORNER LOT AND 7500 SQUARE FOOTAGE.

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):

SECTION 232-167. - AREA REGULATIONS (9) LOT AREA (c) YARDS

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

REQUESTING RELIEF FROM SIDE YARD SETBACKS (10' VS 25') AS WELL AS RELIEF FOR SQUARE FOOTAGE (5,902 VS 7,500)

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.

LINCONIA PARK IS A UNIQUE SECTION OF BENSLEM TOWNSHIP WHERE MOST LOTS/STRUCTURES DO NOT CONFORM TO ZONING. THE REQUESTED RELIEF WOULD NOT BE A RISK TO PUBLIC SAFETY OR OUT OF CHARACTER WITH THE NEIGHBORHOOD.

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.

[Signature]

Appellant's or Owner's Signature

2/2/24

Date

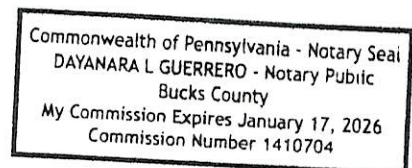
A SIGNED COPY OF THIS APPLICATION IS REQUIRED UPON SUBMISSION OF DOCUMENTS

Sworn to and subscribed before me this

2nd day of february 200 2024

Notary Public *[Signature]* Dayanara L. Guerrero

My commission expires: January 17, 2026



LOT 1
NET AREA
15,905 sq. ft.
0.37 acres

LOT 2
NET AREA
5,902 sq. ft.
0.14 acres

CEDAR LANE

KAY AVENUE

2554 KAY AVE
1 STY BRICK

TMP #2-7-118
N/L LAWRENCE AND BERNICE BLAKE

VACANT

TMP #2-7-116-1
N/L LINCONIA IMPROVEMENT ASSOCIATION

DRIVE WAY

ULTIMATE R.O.W. LINE

1ST. LEGAL RIGHT-OF-WAY LINE

CONC. DRIVE

Measurements and Bearings:
 - 175.08' 65.53'
 - 181.96'
 - 157'
 - 158'
 - 159'
 - 160'
 - 161'
 - 162'
 - 163'
 - 35'
 - 25'
 - 886°24'00"E
 - 66.54'
 - 72.16'
 - 30.00'
 - 47.50'
 - 103.22'
 - 95.51'
 - 12.34'
 - 24.54'
 - N48°58'00"W
 - S48°58'00"E
 - N41°02'00"E
 - S48°58'00"E
 - C.M. TO BE SET
 - L=15.71' R=10.00'



2-7-116-1

LINCONIA IMPROVEMENT
ASSOCIATION

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2010011829

Recorded On 2/18/2010 At 3:30:27 PM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 355199 User - SMC

* Grantor - SQUIRE HOME BLDR L L C

* Grantee - LINCONIA IMP ASSN

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$140.22
RECORDING FEES	\$60.00
BENSALEM SCHOOL	\$70.11
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$70.11
TOTAL PAID	\$340.44

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
DIRECT ABSTRACT, INC.
**272 TITUS AVENUE
SUITE 216**
WARRINGTON, PA 18976

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



Edward R. Gudknecht
Recorder of Deeds

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

Prepared by and Return to:

Linconia Improvement Association

PO Box 203 F
Treviso PA 19053

UPI # 2-7-116-1

CERTIFIED PROPERTY IDENTIFICATION NUMBERS	
02-007-116--001	- BENSLEM TWP
CERTIFIED 02/18/2010 BY JQ	

This Indenture, made the 30th day of December, 2009,

Between

SQUIRE HOME BUILDERS, LLC

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

LINCONIA IMPROVEMENT ASSOCIATION

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

Witnesseth, that the said Grantor for and in consideration of the sum of **One Dollar 00/100 (\$1.00)** lawful money of the United States of America, unto it 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

ALL THOSE CERTAIN lots or parcels of ground Situate in Bensalem Township, Bucks County, Pennsylvania, being that portion of lands PECO Energy Company to be conveyed to Squire Home Builders, LLC, as shown on, and generally described in accordance with "Preliminary-Final Lot Line Change Plan of TMP #2-7-115, TMP #2-7-116, TMP #2-7-117" prepared by TEI Consulting Engineers, Inc., 720 Second Street Pike, Southampton, PA, last revised May 29, 2008, said Plan being recorded in the Bucks County Recorder of Deeds on August 6, 2008 in Plan Book 364 Page 73 and being bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cedar Lane right-of-way (35 feet wide) being a corner on line dividing this parcel to be conveyed to Squire Home Builders, LLC (Being part of Lot 2 on said plan) and the lands now or late of Linconia Improvement Association (TMP 2-7-117), thence continuing along the same North 86 degrees 24 minutes 00 seconds West 144.88 feet to a point a corner of land also to be conveyed to Squire Home Builders, LLC (Lot 1 on said plan), thence extending along the same North 41 degrees 02 minutes 00 seconds East 65.53 feet to a point a corner on line dividing this parcel to be conveyed to Squire Home Builders, LLC and the remaining lands of PECO Energy Company (2-7-116) being the Southerly right-of-way line of PECO Energy Company's transmission line right-of-way, thence extending along the said Southerly right-of-way line South 86 degrees 24 minutes 00 seconds East 36.88 feet to a point a corner on the Cedar Lane right-of-way (35 feet wide) thence continuing along the same South 48 degrees 58 minutes 00 seconds East 85.11 feet to the first mentioned point and place of beginning.

BEING Tax Parcel 2-7-116-1 which is to be consolidated to existing Linconia Improvement Association Parcel 2-7-117 as indicated on approved said Plan.

BEING part of the same premises which PECO Energy Company, by Deed dated October 30, 2008, and recorded March 23, 2009, in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania, in Book 6039, Page 1440, granted and conveyed unto Squire Home Builders, LLC, 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 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 it, 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 itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, 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 it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will

Warrant and Forever Defend.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTESTED:

SQUIRE HOME BUILDERS, LLC

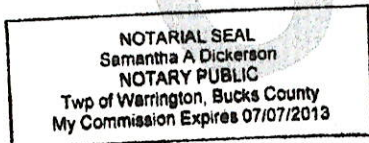
By: 

{SEAL}

Commonwealth of Pennsylvania } ss
County of Bucks

AND NOW, this 30th day of December, 2009, before me, the undersigned Notary Public, appeared Thomas P. Hughes, who acknowledged himself/herself to be the managing member of **Squire Home Builders, LLC**, a corporation, and he/she, as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as managing member.

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





Notary Public

My commission expires _____

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

70 Box 203 F
Trevose PA 19053


On behalf of the Grantees

REV-183 EX (6-96)



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid \$ 140.22
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) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

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

Name **Linconia Improvement Association** Telephone Number:
Area Code ()
Street Address **Parcel 2-7-116-1** City **Bensalem** State **PA** Zip Code **19020**

B TRANSFER DATA

Grantor(s)/Lessor(s) **Squire Home Builders, LLC** Date of Acceptance of Document **12/30/09**
Grantee(s)/Lessee(s) **Linconia Improvement Association**
Street Address **134 Redstone Drive** Street Address **PO Box - 203 F**
City **Warrington** State **PA** Zip Code **18976** City **Traverse** State **PA** Zip Code **19053**

C PROPERTY LOCATION

Street Address **2-7-116-1 (no address assigned)** City, Township, Borough **Bensalem Township**
County **Bucks** School District **Bensalem** Tax Parcel Number **2-7-116-1**

D VALUATION DATA

1. Actual Cash Consideration 1.00	2. Other Consideration + 0	3. Total Consideration = 1.00
4. County Assessed Value \$1,360.00	5. Common Level Ratio Factor x 10.31	6. Fair Market Value = \$14,021.60

E EXEMPTION DATA

1a. Amount of Exemption Claimed **0** 1b. Percentage of Interest Conveyed **100%**

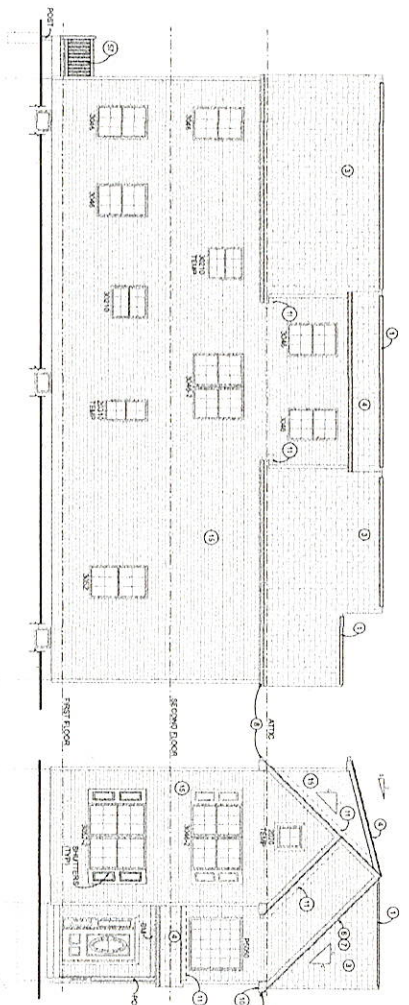
2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (Name of Decedent) (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States 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. Mortgage Book Number , Page Number
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) **This is a bonafide sale at arms length;**

transfer tax based on Fair Market Value - total transfer tax due is \$280.43 - \$140.22 to County and \$140.22 to State

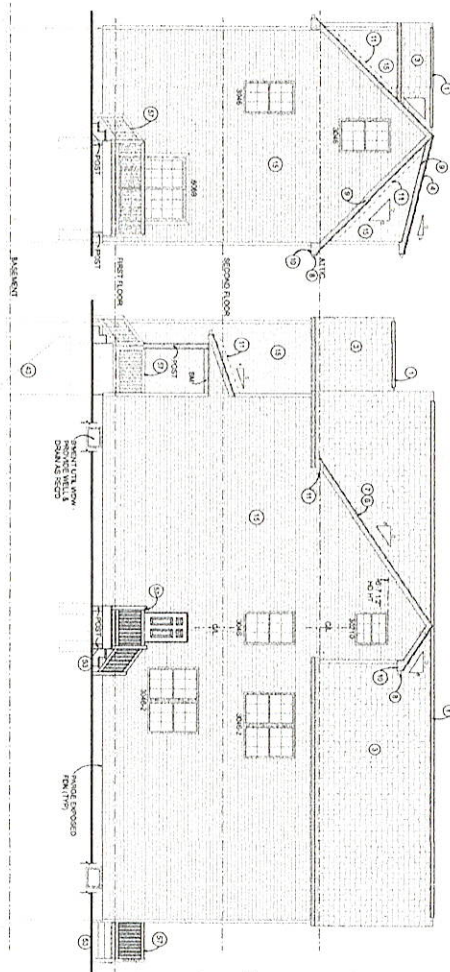
Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party **Linconia Improvement Association** Date **12/30/09**



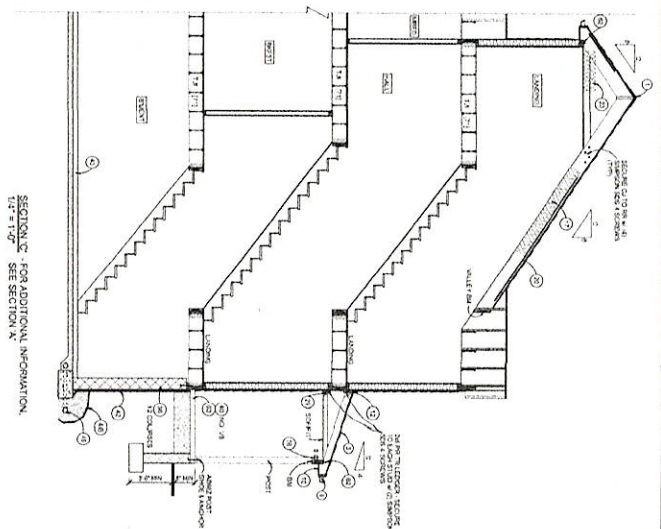
LEFT ELEVATION
3/16" = 1'-0"

FRONT ELEVATION
3/16" = 1'-0"

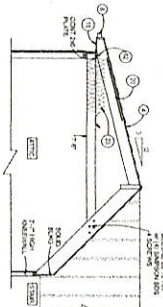


REAR ELEVATION
3/16" = 1'-0"

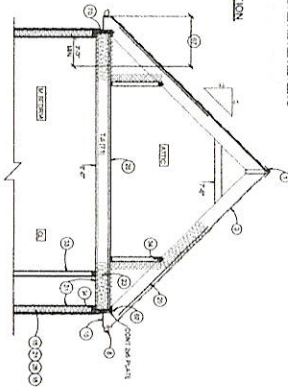
RIGHT ELEVATION
3/16" = 1'-0"



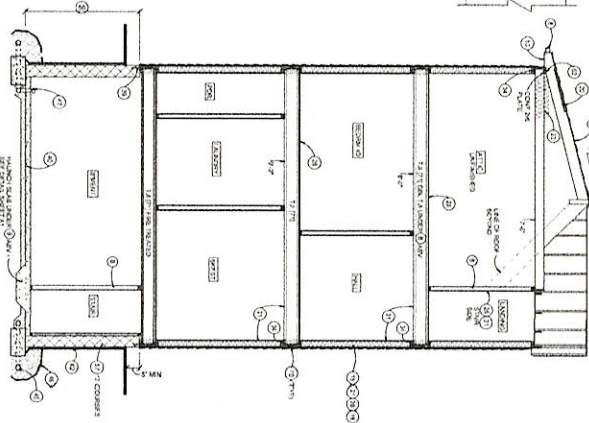
SECTION C FOR ADDITIONAL INFORMATION
1/4" = 1'-0"



SECTION D
1/4" = 1'-0"

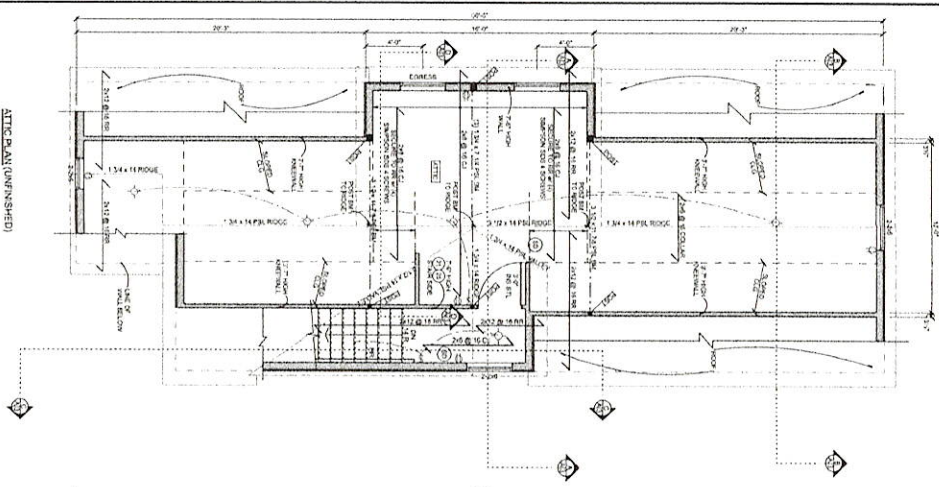


SECTION E
1/4" = 1'-0"

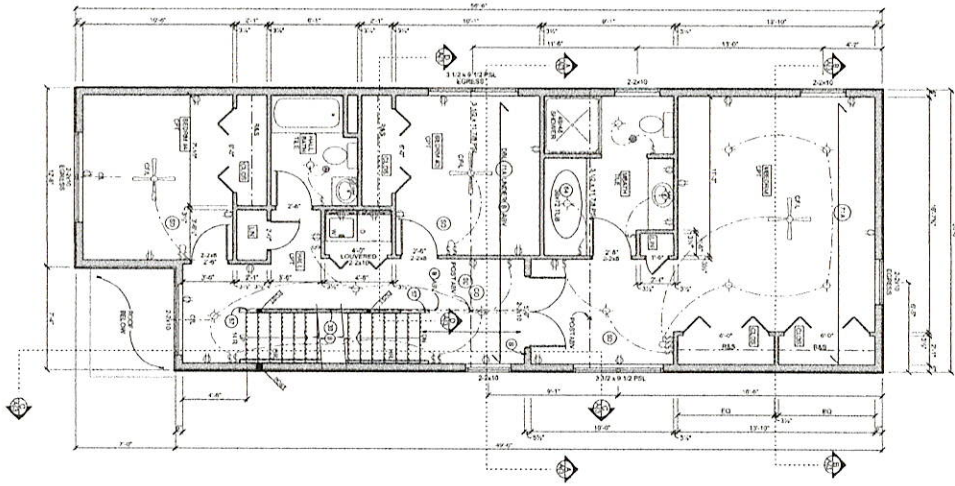


SECTION A
1/4" = 1'-0"

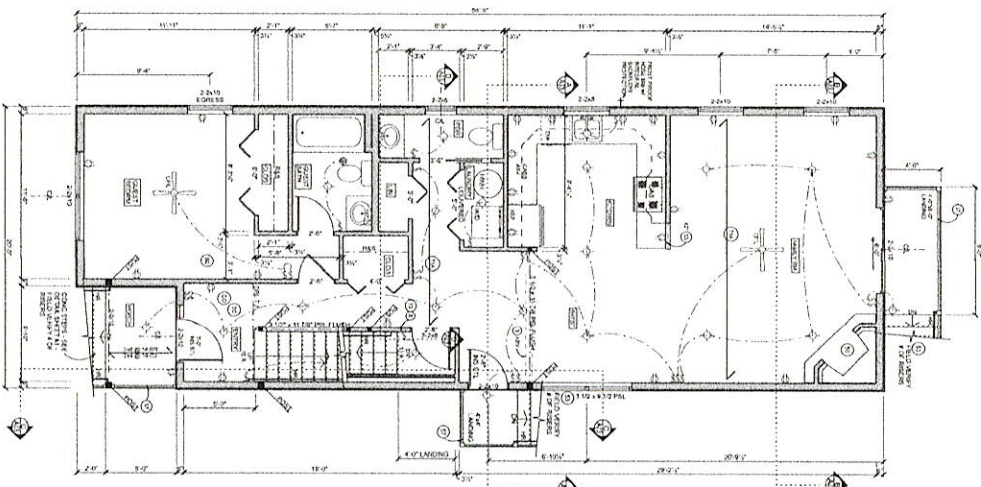
ATTIC PLAN (UNFINISHED)
1/2" = 1'-0"
FIELD LOCATE ELECTRIC PANEL UNIT



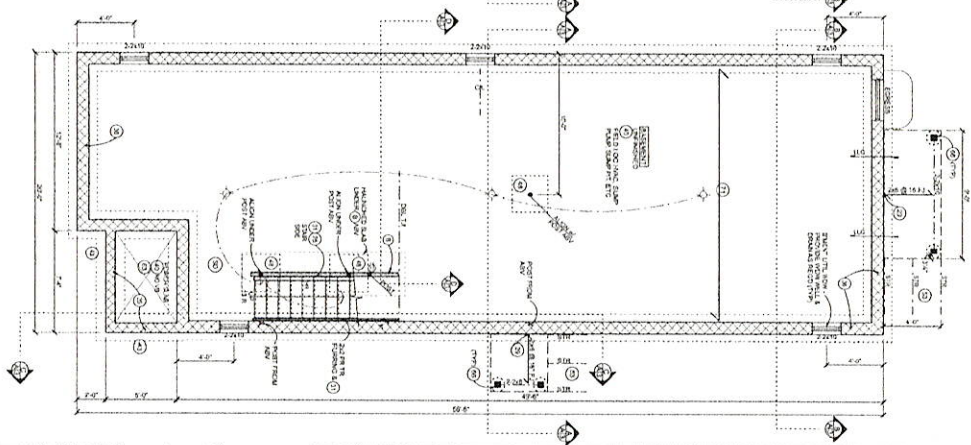
SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



BASEMENT FOUNDATION PLAN
1/4" = 1'-0"



Author: qnearon Subject: Text Box Date: 2/16/2024 1:14:57 PM

all required subdivision requirements must be met

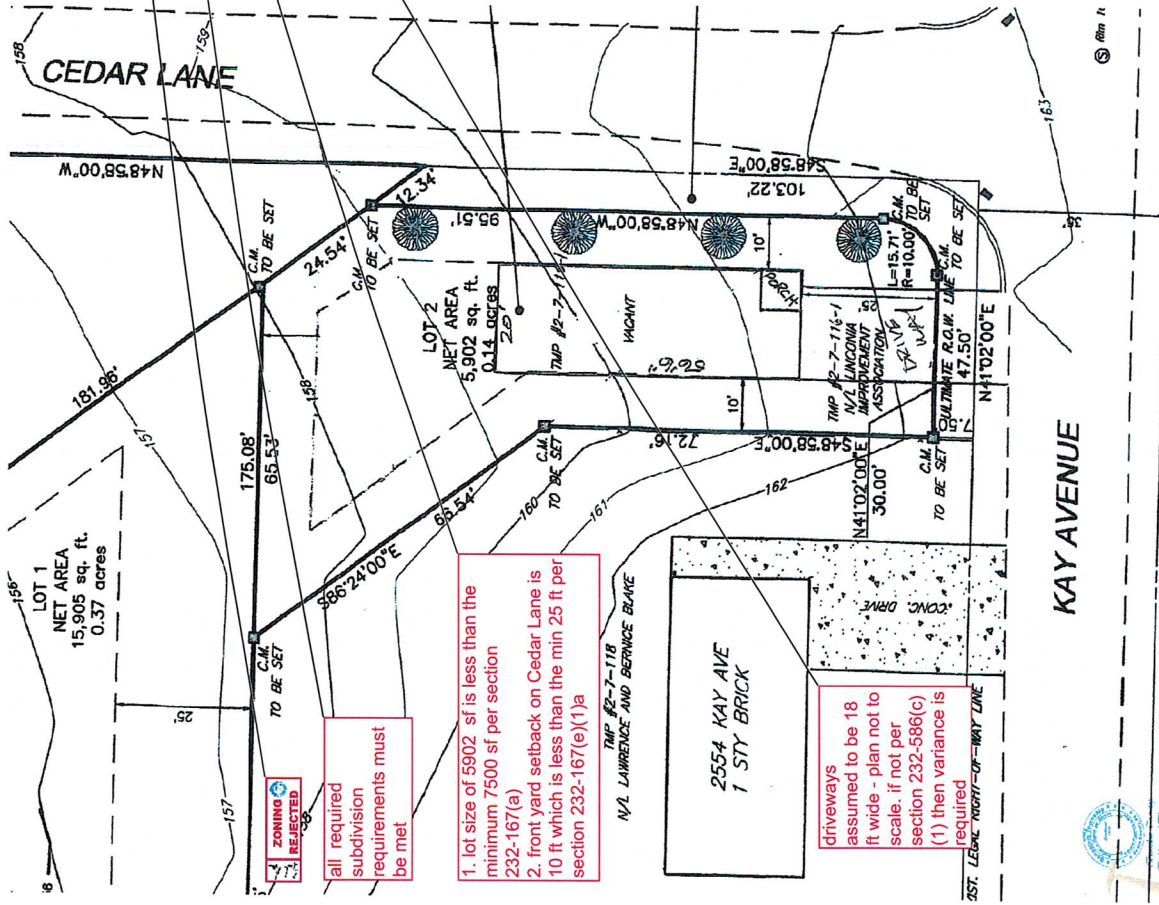
Author: qnearon Subject: Text Box Date: 2/16/2024 1:20:31 PM

1. lot size of 5902 sf is less than the minimum 7500 sf per section 232-167(a)

2. front yard setback on Cedar Lane is 10 ft which is less than the min 25 ft per section 232-167(e)(1)a

Author: qnearon Subject: Text Box Date: 2/16/2024 1:40:42 PM

driveways assumed to be 18 ft wide - plan not to scale. if not per section 232-586(c)(1) then variance is required



	Corner Parcel Side Street Setback Net Of 35 Feet R.O.W.	Corner Parcel Side Street Setback Net Of 50 feet R.O.W.	Corner Parcel Square Footage Net Of 35 Feet R.O.W.	Corner Parcel Square Footage Net Of 50 Feet R.O.W.	Density Distance To Closest Home	Other Zoning Issues
*SUBJECT PARCELS						
Linconia & Charles V Elizy	17.5 feet	10 Feet	8,596 SF	6,705 SF	150 Feet	NO
Paris & Cedar	17.5 Feet	10 Feet	5,400 SF	4,409 SF	60 Feet	NO
Kay & Cedar	17.5 Feet	10 Feet	7,034 SF	5,902 SF	37 Feet	NO
PROPOSED AVG.	17.5 Feet	10 Feet	7,010 SF	5,672 SF	82.33 Feet	
**EXISTING						
4262 Somerton Road	5.5 Feet	-2 Feet	4,625 SF	3,541 SF	8 Feet	YES
4486 Cedar Lane	13 Feet	5.5 Feet	5,853 SF	4,680 SF	22 Feet	YES
4448 Cedar Lane	10 Feet	2.5 Feet	6,293 SF	5,000 SF	25 Feet	YES
2565 Buffalo Avenue	10 Feet	2.5 Feet	6,293 SF	5,000 SF	19 Feet	YES
4408 Cedar Lane	5 Feet	-2.5 Feet	6,293 SF	5,000 SF	20 Feet	YES
4421 Cedar Lane	3 Feet	-4.5 Feet	6,293 SF	5,000 SF	20 Feet	YES
2505 Paris Avenue	13 Feet	5.5 Feet	6,293 SF	5,000 SF	65 Feet	YES
2504 Kay Avenue	15 Feet	7.5 Feet	6,293 SF	5,000 SF	27 Feet	YES
4308 Master Avenue	17 Feet	9.5 Feet	6,293 SF	5,000 SF	15 Feet	YES
4351 Master Avenue	13.5 Feet	6 Feet	6,293 SF	5,000 SF	19 Feet	YES
4233 Master Avenue	3 feet	-4.5	6,293 SF	5,000 SF	25 Feet	YES
2384 Linconia Avenue	13.5 Feet	6 Feet	5,581 SF	4,400 SF	16 Feet	YES
EXISTING AVG.	10.12 Feet	2.62 Feet	6,058 SF	4,802 SF	23.42 Feet	
PROPOSED AVG.	17.5 Feet	10 Feet	7,010 SF	5,672 SF	82.33 Feet	

* "Subject Parcels" are deeded to 50 feet Right Of Way

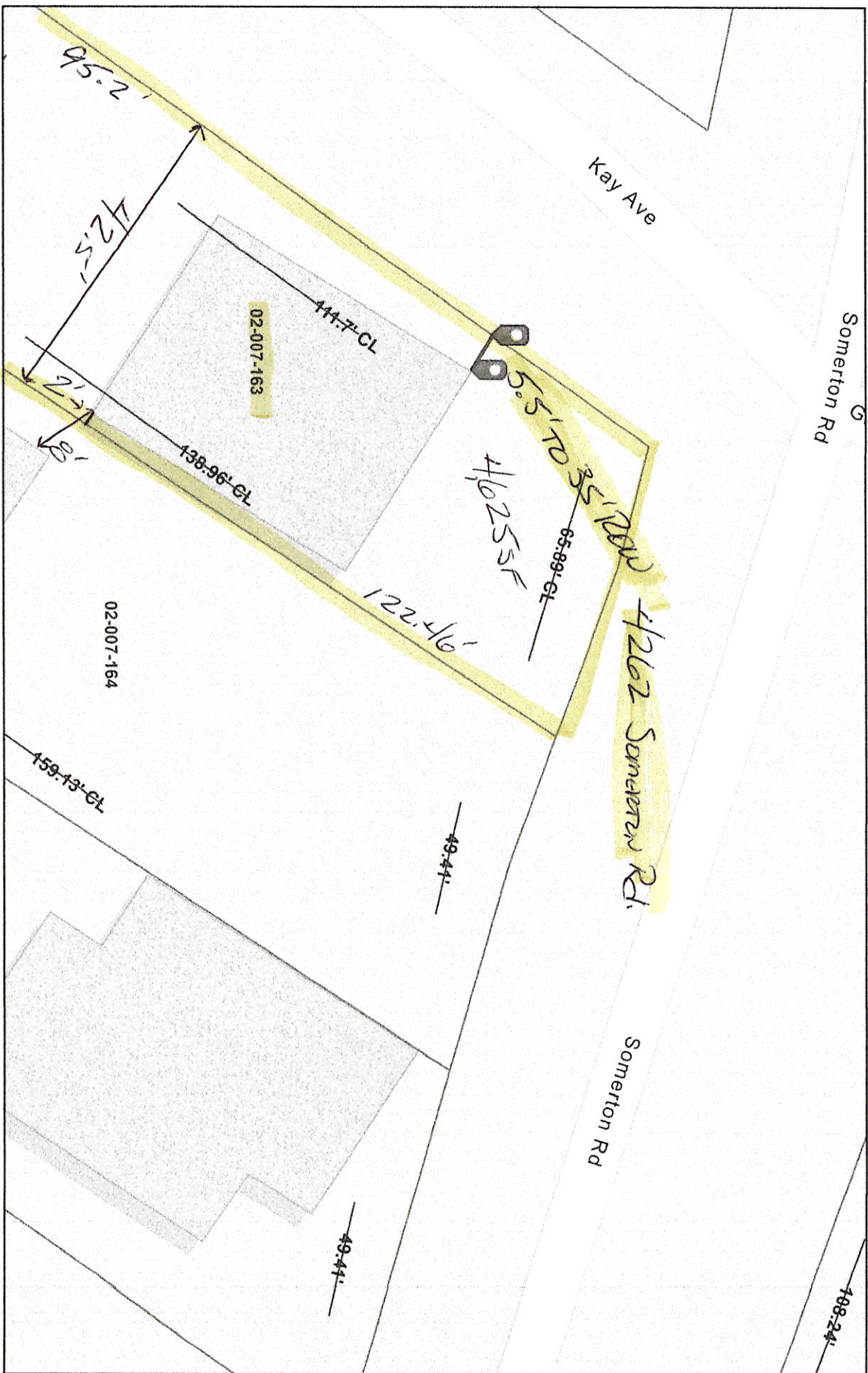
** "Existing" are deeded to 35 feet Right Of Way

To accurately compare and contrast existing homes with proposed homes on subject parcels, adjustment is made for 35' ROW vs 50' ROW.

Spreadsheet shows proposed homes would be setback further than all existing homes, 7.38 feet on average. Average square footage of subject parcels is larger than existing with only Paris & Cedar being less than existing due to PECO ROW clipping corner of lot. Relief is sought for setback on side street and square footage of subject parcels, ALL other building and zoning codes to be met or exceeded including all other setbacks, impervious surface, stormwater management, driveway with offstreet parking etc. Density around proposed homes is much less than neighborhood on average.

NOTE: Spreadsheet compares corner parcels of similar size and less than 7500sf required in R-2. There are several other larger corner properties in the neighborhood that exceed R-2 required square footage but have less of a setback on side street than proposed homes including 2606 Buffalo, 2611 Linconia, 2612 Paris and 2464 Kay.

Bucks County Parcels



2/5/2024, 2:50:33 PM

 Municipal Boundary

 Parcel Annotation

☐ Bucks County Parcels

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Bucks County

Bucks County Parcels

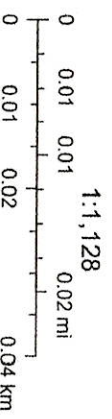


2/6/2024, 11:03:03 AM

☐ Municipal Boundary

☐ Bucks County Parcels

4262 Sanger Road



Esri Community Maps Contributors, City of Philadelphia, Bucks County, PA, data.pa.gov, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI/NSA, USGS, EPA, NPS, US Census Bureau, USDA,

Bucks County

Esri Community Maps Contributors, City of Philadelphia, Bucks County, PA, data.pa.gov, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI/NSA, USGS, EPA, NPS, US Census Bureau, USDA,

Bucks County Parcels



02-007-011

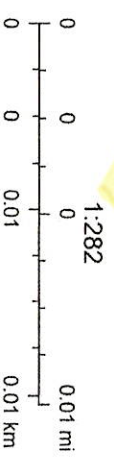
02-007-010

02-007-012

2/6/2024, 9:47:57 AM

Municipal Boundary

Bucks County Parcels



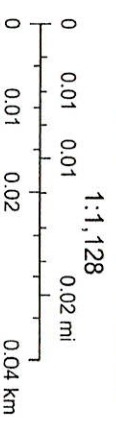
Bucks County Parcels



2/6/2024, 9:55:54 AM

- ☐ Municipal Boundary
- ☐ Bucks County Parcels

4436 CEDAR LAKE



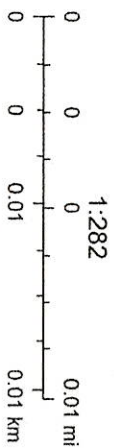
Bucks County Parcels



2/7/2024, 7:52:33 PM

Municipal Boundary

Bucks County Parcels



Bucks County Parcels

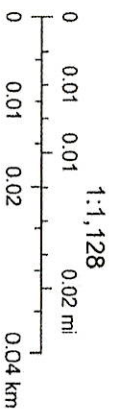


2/6/2024, 10:03:42 AM

☐ Municipal Boundary

☐ Bucks County Parcels

4448 Cedar Lane



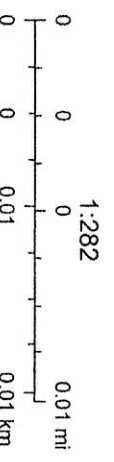
Bucks County Parcels



2/7/2024, 8:11:29 PM

Municipal Boundary

Bucks County Parcels



Bucks County Parcels

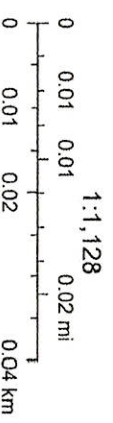


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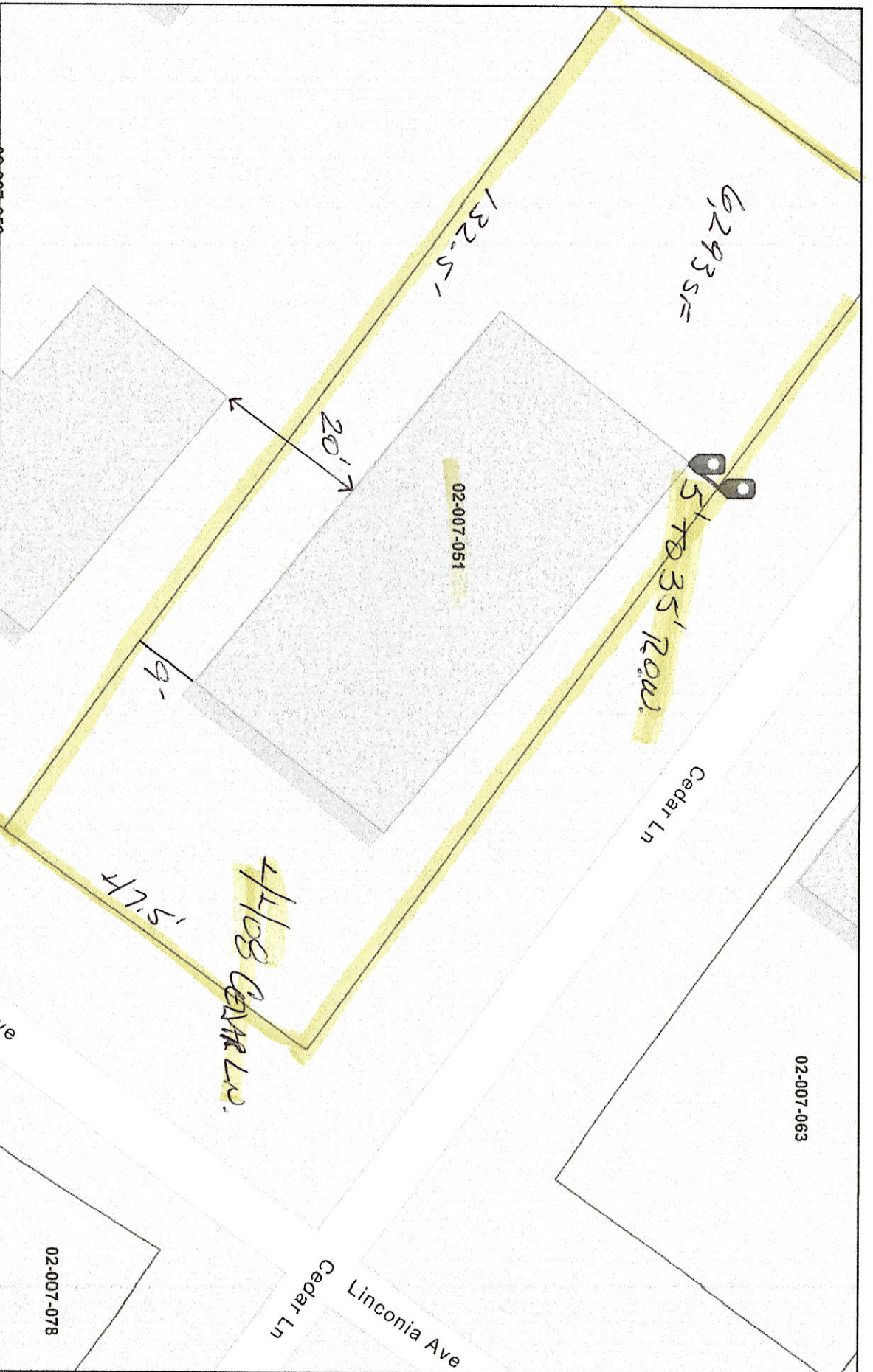
Municipal Boundary

Bucks County Parcels

2565 Buffalo Avenue



Bucks County Parcels



2/7/2024, 8:20:02 PM



Municipal Boundary



Bucks County Parcels

Bucks County Parcels

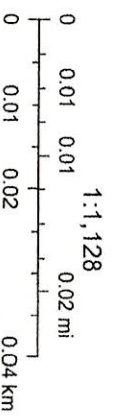


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☐ Municipal Boundary

☐ Bucks County Parcels

4408 Cedar Lane



Bucks County Parcels

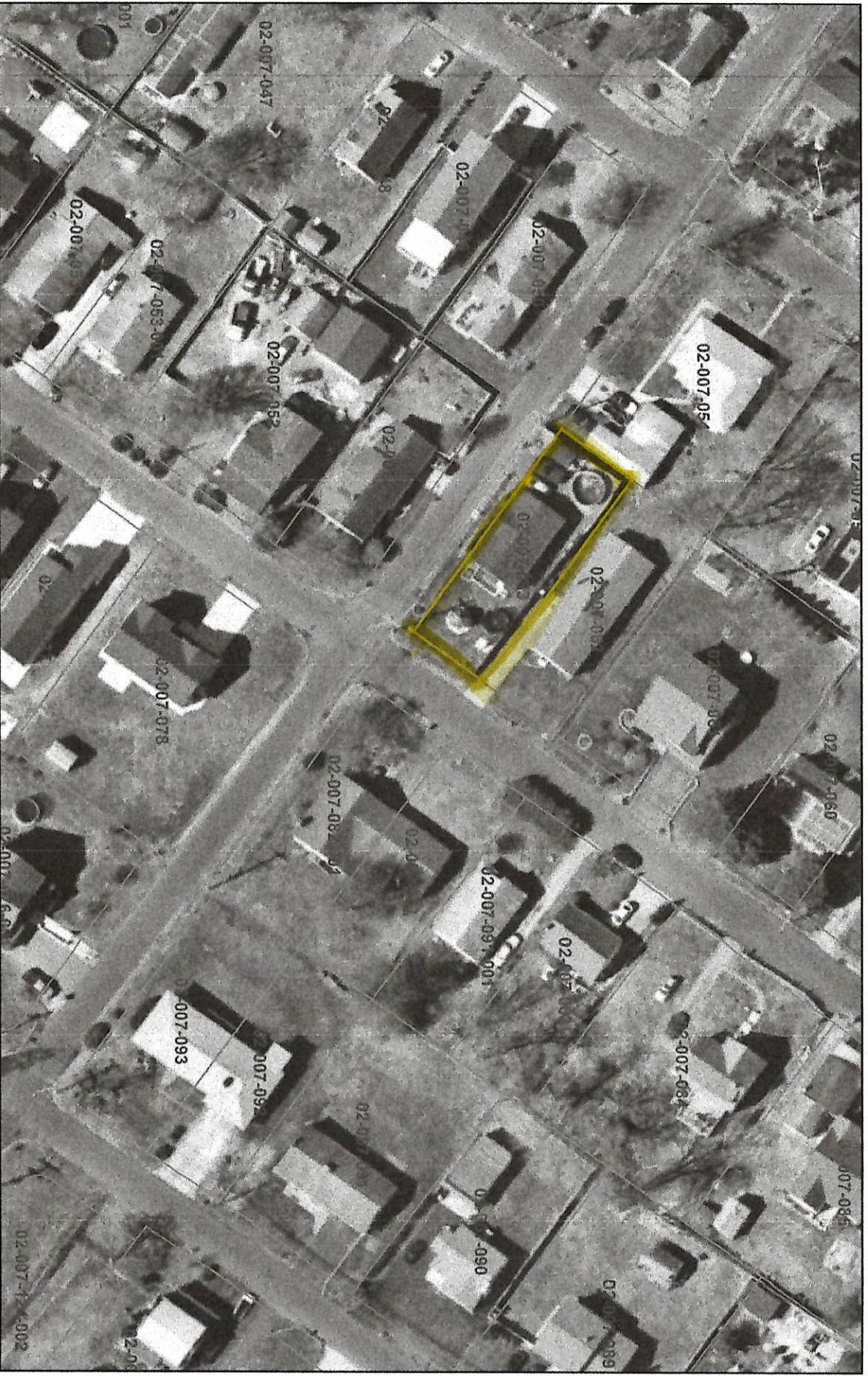


2/7/2024, 8:31:07 PM

Municipal Boundary

Bucks County Parcels

Bucks County Parcels

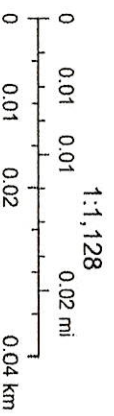


2/7/2024, 8:32:12 PM

☐ Municipal Boundary

☐ Bucks County Parcels

4421 Cedar Lane



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Bucks County

Bucks County Parcels



2/7/2024, 8:38:26 PM

Municipal Boundary

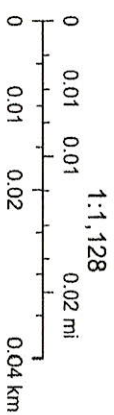
Bucks County Parcels

An aerial photograph of a residential neighborhood, rotated 90 degrees clockwise. The image shows several houses with dark roofs and light-colored walls, interspersed with trees and lawns. Thin white lines delineate property boundaries. Numerous parcel numbers are visible, including 02-007-012, 02-007-068, 02-007-081, 02-007-098, 02-007-102, 02-007-108, 02-007-110, 02-007-111, 02-007-112, 02-007-114, 02-007-115, 02-007-116, 02-007-117, 02-007-118, 02-007-119, 02-007-120, 02-007-121, 02-007-122, 02-007-123, 02-007-124, 02-007-125, 02-007-126, 02-007-127, 02-007-128, 02-007-129, 02-007-130, 02-007-131, 02-007-132, 02-007-133, 02-007-134, 02-007-135, 02-007-136, 02-007-137, 02-007-138, 02-007-139, 02-007-140, 02-007-141, 02-007-142, 02-007-143, 02-007-144, 02-007-145, 02-007-146, 02-007-147, 02-007-148, 02-007-149, 02-007-150, 02-007-151, 02-007-152, 02-007-153, 02-007-154, 02-007-155, 02-007-156, 02-007-157, 02-007-158, 02-007-159, 02-007-160, 02-007-161, 02-007-162, 02-007-163, 02-007-164, 02-007-165, 02-007-166, 02-007-167, 02-007-168, 02-007-169, 02-007-170, 02-007-171, 02-007-172, 02-007-173, 02-007-174, 02-007-175, 02-007-176, 02-007-177, 02-007-178, 02-007-179, 02-007-180, 02-007-181, 02-007-182, 02-007-183, 02-007-184, 02-007-185, 02-007-186, 02-007-187, 02-007-188, 02-007-189, 02-007-190, 02-007-191, 02-007-192, 02-007-193, 02-007-194, 02-007-195, 02-007-196, 02-007-197, 02-007-198, 02-007-199, 02-007-200. A yellow rectangular outline highlights a specific property in the center of the image, which is labeled 02-007-110.

 Municipal Boundary

☐ Bucks County Parcels

2505 Paris Avenue



Bucks County Parcels

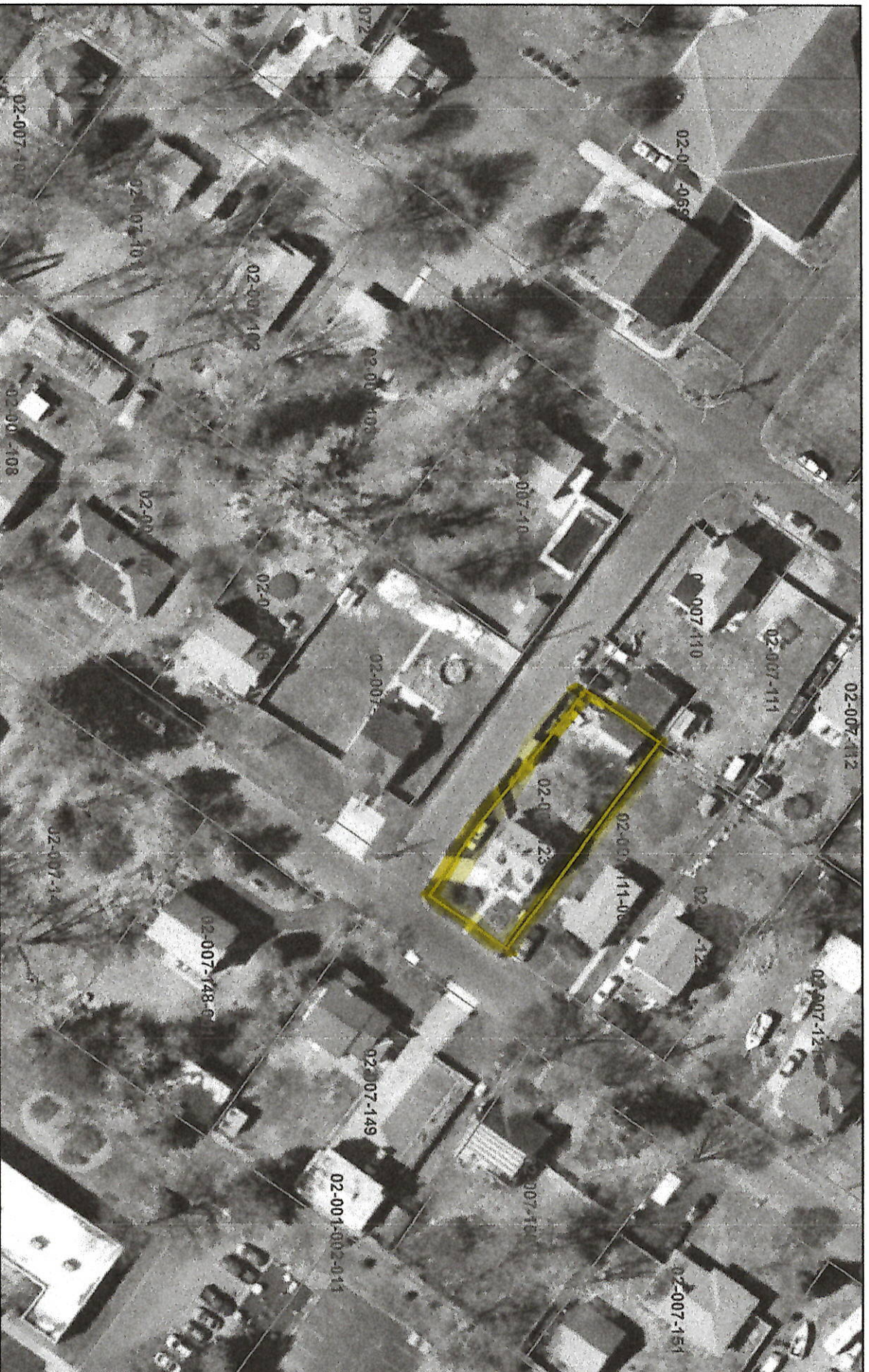


2/7/2024, 8:44:53 PM

Municipal Boundary

Bucks County Parcels

Bucks County Parcels

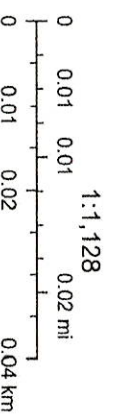


2/7/2024, 8:49:47 PM

Municipal Boundary

Bucks County Parcels

2504 Kay Avenue



Bucks County Parcels



Bucks County Parcels

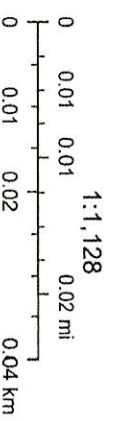


2/7/2024, 8:57:35 PM

☐ Municipal Boundary

☐ Bucks County Parcels

4308 MASTER AVENUE



Bucks County Parcels



2/7/2024, 9:00:28 PM

Municipal Boundary

Bucks County Parcels

Bucks County Parcels

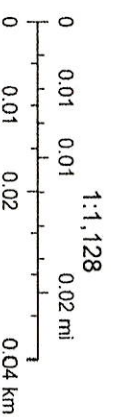


2/7/2024, 9:02:16 PM

☐ Municipal Boundary

☐ Bucks County Parcels

4351 MASTER AVENUE



Bucks County Parcels



2/7/2024, 9:07:02 PM

☐ Municipal Boundary

☐ Bucks County Parcels

1:282
0 0 0 0.01 mi
0 0 0 0.01 km

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Bucks County

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Bucks County Parcels

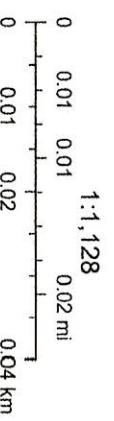


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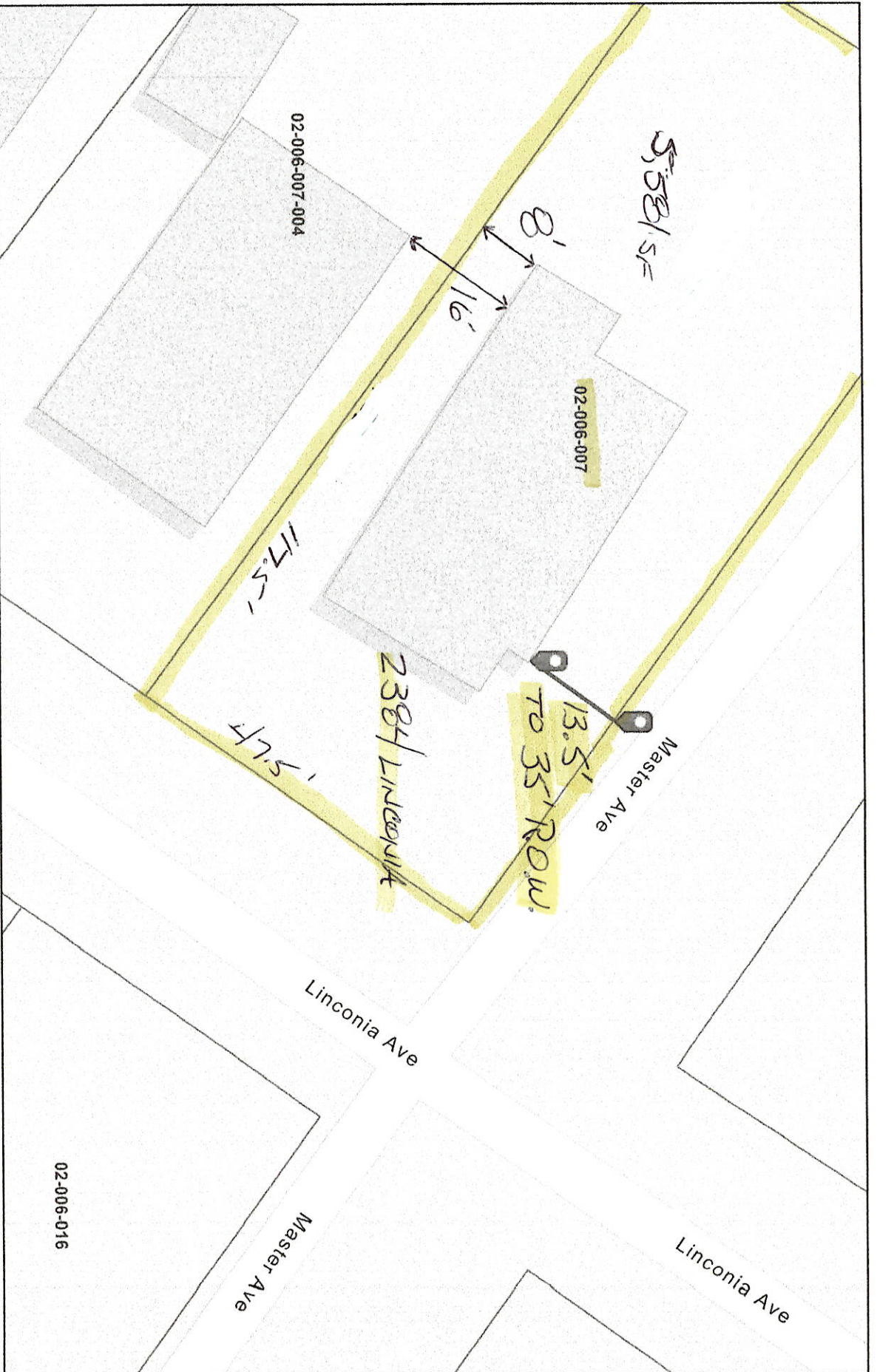
☐ Municipal Boundary

☐ Bucks County Parcels

4233 Master Avenue



Bucks County Parcels



2/7/2024, 9:12:39 PM

Municipal Boundary

Bucks County Parcels

Bucks County Parcels



2/7/2024, 9:14:50 PM

☐ Municipal Boundary

☐ Bucks County Parcels

2384 LINCOLN AVE

