



BENSALEM TOWNSHIP

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

SQUIRE HOME BUILDERS, LLC

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.

PARIS & CEDAR (TMP 2-7-124-2)

<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 lalston@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: 2024-0490

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 DRIVE
WARRINGTON, PA 18976

Phone No. 267-221-0427

E-Mail Address: TPHUGHES7@COMCAST.NET

Owner's Name: SQUIRE HOME BUILDERS LLC

Address: 134 REDSTONE DR
WARRINGTON, PA 18976

Phone No. 267-221-0427

E-Mail Address: TPHUGHES7@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:

☐

Use

☒

Lot Area

☐

Height

☒

Yards

☐

Existing Building

☐

Proposed Building

☐

Occupancy

☐

Other: (describe)

2. Brief description of Real Estate affected:

Tax Parcel Number:

2-7-124-2

Location:

PARIS AVE & CEDAR AVE

Lot Size:

4409

Present Use:

VACANT LAND

Proposed Use:

SINGLE FAMILY HOME

Present Zoning Classification:

R-2

Present Improvement upon Land:

NONE

Deed recorded at Doylestown in Deed Book

6039

Page

1440

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 ALONG CEDAR AVE AND SQUARE FOOTAGE. R-2 ZONING REQUIRES 25' FRONT & SIDE SETBACK FOR CORNER LOT AND 7,500 S.F.

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 (a) LOT AREA
(e) YARDS

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

REQUESTING RELIEF FROM SIDE YARD SETBACK (10' VS 25') AS
WELL AS RELIEF FOR SQUARE FOOTAGE (4,409 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.

THE REQUESTED RELIEF WOULD NOT BE A RISK TO PUBLIC SAFETY OR
OUT OF CHARACTER WITH THE NEIGHBORHOOD. LINCOLNIA PARK IS A UNIQUE
SECTION OF BENSALEM TOWNSHIP WHERE MOST LOTS AND/OR STRUCTURES
DO NOT CONFORM TO R-2 ZONING

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

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

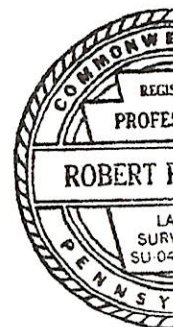
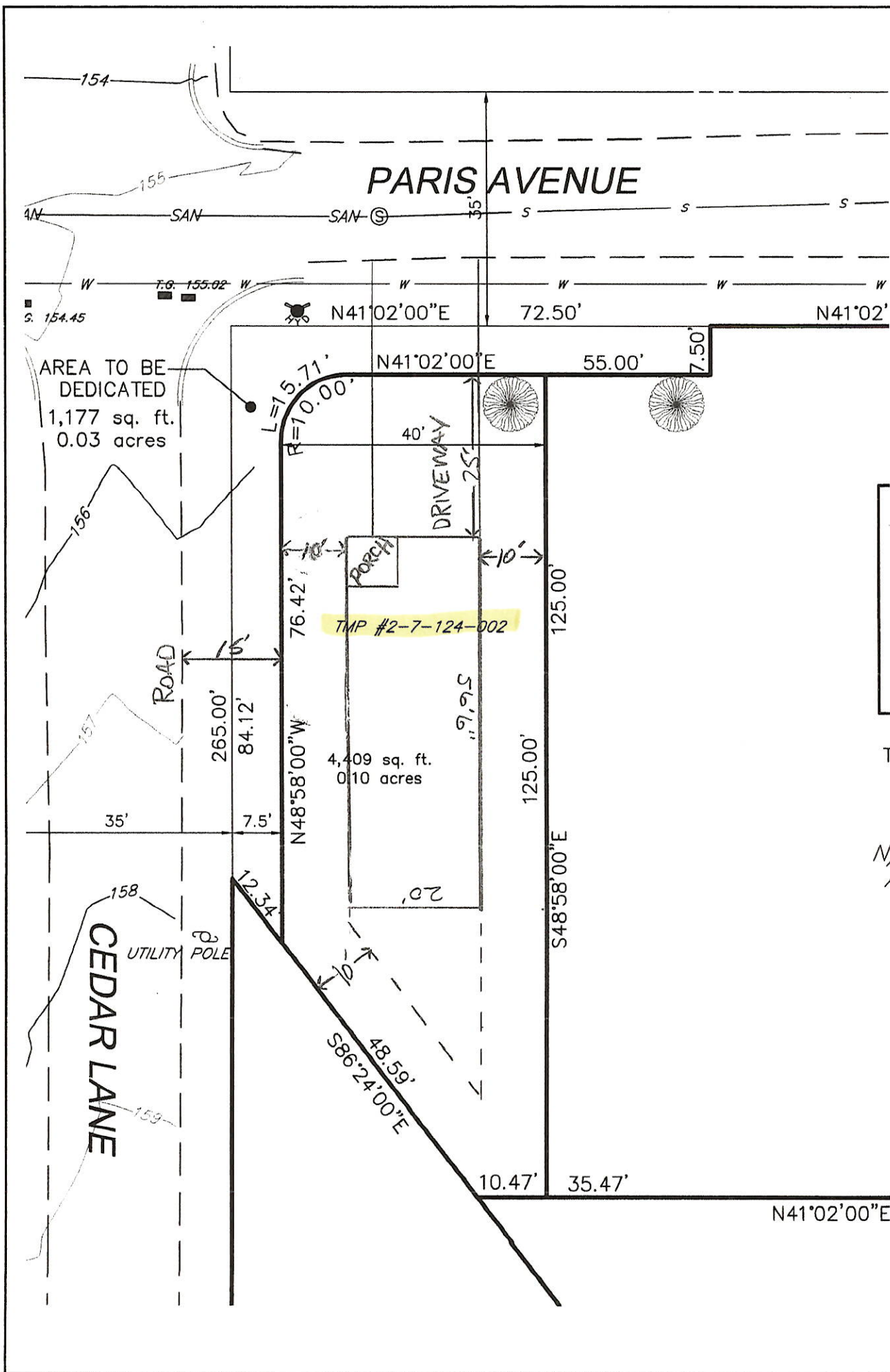


Dayanara
Guerrero

My commission expires:

January 17, 2024

Commonwealth of Pennsylvania - Notary Seal
DAYANARA L GUERRERO - Notary Public
Bucks County
My Commission Expires January 17, 2026
Commission Number 1410704



SW

BUCKFIELD TER

SOMERTON RD

EDAR AVE

PARIS AVE

KAY AVE

ERPLEX DR

CENTRAL AVE

FAIRVIEW AVE

OLD LINCOLN HWY



2-7-124-2
SQUIRE HOME BLDGS, LLC

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2009020359

Recorded On 3/23/2009 At 1:56:05 PM

* Total Pages - 11

* Instrument Type - DEED

Invoice Number - 295643

User - NMS

* Grantor - PECO ENERGY CO

* Grantee - SQUIRE HOME BLDR L L C

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$963.53
RECORDING FEES	\$64.50
BENSALEM SCHOOL	\$481.77
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$481.76
TOTAL PAID	\$1,991.56

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

2-7-124-2

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:
 PECO Energy Company
 2301 Market Street, N3-3
 Philadelphia, PA 19103
 (215) 841-5388

Return to:

Direct Abstract
272 Titus Ave. Ste. 216
Warrington Pa 18974

CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
02-007-044--001	-	BENSALEM TWP
02-007-044--002	-	BENSALEM TWP
02-007-044--003	-	BENSALEM TWP
02-007-076--001	-	BENSALEM TWP
02-007-076--002	-	BENSALEM TWP
02-007-076--003	-	BENSALEM TWP
02-007-076--004	-	BENSALEM TWP
02-007-115-	-	BENSALEM TWP
02-007-116--001	-	BENSALEM TWP
02-007-124--001	-	BENSALEM TWP
02-007-124--002	-	BENSALEM TWP
02-007-156--001	-	BENSALEM TWP
02-007-156--002	-	BENSALEM TWP

Tax Parcel: 02-007-044-001, 02-007-044-002, 02-007-044-003, & 02-007-076-001,
 02-007-076-002 02-007-076-003, 02-007-076-004, & 02-007-115,
 02-007-116-001, & 02-007-124-001, 02-007-124-002, & 02-007-156-001,
 02-007-156-002.

SPECIAL WARRANTY DEED

THIS DEED made the *30th* day of *October* 2008
 between **PECO ENERGY COMPANY**, a Pennsylvania corporation (the "Grantor"), and
SQUIRE HOME BUILDERS, LLC (the "Grantee").

WITNESSETH, that in consideration of the sum of NINETY-SIX THOUSAND
 THREE HUNDRED FIFTY TWO DOLLARS AND FIFTY CENTS (\$96,352.50) paid by
 the Grantee to the Grantor, the receipt whereof is hereby acknowledged, Grantor grants
 and conveys to Grantee, its successors and assigns,

ALL THOSE THIRTEEN (13) CERTAIN lots or parcels of ground situate in
 Bensalem Township, Bucks County, Pennsylvania, as described on Exhibit "A"
 attached hereto.

BEING as to part, BEING part of the same premises which Electric Realty
 Corporation granted and conveyed, in fee, unto Philadelphia Electric Company by
 Indenture dated June 5, 1931, and recorded in the Office for Recording of Deeds, in
 and for said Bucks County, in Deed Book No. 600, page 266.

BEING as to the remaining part, BEING part of the same premises which Electric
 Realty Corporation granted and conveyed, in fee, unto Philadelphia Electric Company
 by Indenture dated May 23, 1933, and recorded in the Office aforesaid in Deed Book
 No. 619, page 577.

AND Philadelphia Electric Company is now known as PECO Energy Company.

TOGETHER with all and singular the improvements and appurtenances belonging thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity, or otherwise of, in and to the same and every part thereof (collectively with the land described above the "Property").

TO HAVE AND TO HOLD the Property unto the Grantee, its successors and assigns, to and for the only proper use and benefit of the Grantee, its successors and assigns, forever.

UNDER and SUBJECT to easements, rights, covenants, conditions and restrictions of record, if any, or otherwise visible.

EXCEPTING and RESERVING unto Grantor, its successors and assigns, the right as often as Grantor, its successors and assigns, shall deem necessary to cut down, trim and remove from the parcels of ground above described any trees which may endanger the safety of, interfere with the use of, or be a menace to any facilities or structures constructed or which may be constructed by Grantor, its successors and assigns, upon Grantor's remaining ground adjoining the parcels of ground. TOGETHER with the right of ingress and egress to, from and over the parcels of ground for the purposes above reserved.

ALSO EXCEPTING and RESERVING unto Grantor, its successors and assigns, the full, free and uninterrupted right, liberty and privilege to erect, construct, install, use, operate, maintain, repair, renew, add to, relocate, replace and remove facilities, including poles, cross arms, wires, cables, fiber optics, guy wires, anchor guys, conduits, manholes, gas mains, gas service pipes, and appurtenances (the "Facilities"), as now existing and as shall be necessary for the transmission and distribution of electricity, gas and communications within the legal right of way limits of public highways known as, Buffalo (Brown) Avenue, Cedar Avenue, Paris Avenue, Linconia Avenue, Kay Avenue and Warren (Walnut) Avenue on both sides thereof, (subject to such deviations as may be necessary due to construction conditions) as now existing or as may be hereafter established, abutting the parcels of ground above described together with the right of ingress and egress across the parcels of ground to and from the Facilities and the right to cut down, remove, trim and keep trimmed, in a workmanlike manner, all trees, branches of trees, roots and brush, to the extent deemed necessary by the Grantor to provide sufficient clearance for the protection of the Facilities. **AND** the Grantor further reserves the right to locate the Facilities outside the limits of said highways but immediately adjacent thereto; **AND ALSO** the further right to install outside the limits of said highways such guy wires and anchor guys as may be necessary to stabilize the poles.

PROVIDED that neither the Grantor nor Grantee, their respective heirs, successors, and assigns, shall be liable or obliged to construct or maintain any fences between the parcels of ground and the remaining ground of Grantor adjoining the parcels of ground.

PROVIDED further that no right or means of ingress, egress, regress or passageway to or from the parcels of ground is granted specifically or by implication and neither the Grantor, nor its successors and assigns, shall be liable or obliged to obtain for the Grantee, its successors and assigns, such means of ingress, egress, regress or passageway.

AND the Grantor covenants and agrees that it will, Subject, Reserving and Provided as aforesaid, warrant specially the property hereby conveyed.

EXECUTED the day and year first above written.

PECO ENERGY COMPANY

ATTEST:

[Signature]
Assistant Corporate Secretary

BY:

[Signature]
Director, Real Estate & Facilities



COMMONWEALTH OF PENNSYLVANIA:

: SS.

COUNTY OF PHILADELPHIA

On this, the 30th day of October 2008, before me, a Notary Public, the undersigned officer, personally appeared M. A. Williams who acknowledged himself to be Director, Real Estate & Facilities of PECO ENERGY COMPANY, a corporation, and that he as such Director, Real Estate & Facilities, being authorized to do so executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Director, Real Estate & Facilities.

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

[Signature]
Notary Public

File Nos. PE 732-9, PE 785-16
GES/mm

Grantee address:
134 Redstone Drive
Warrington PA 18976
[Signature]
Agent

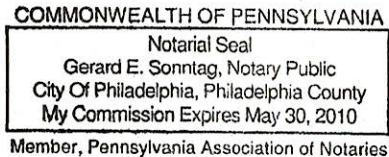


EXHIBIT "A"

ALL THOSE TWO (2) 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 Subdivision With Lot Line Change Plan of TMP #2-7-124, prepared by TEI Consulting Engineers, Inc., 720 Second street Pike, Southampton, Pennsylvania, last revised May 29, 2008, said plan being recorded in Plan Book Page and being bounded and described as follows to wit:

PARCEL 1: BEGINNING at a point on the Northeasterly side of Kay Avenue right-of-way (35 feet wide) being a corner on line dividing this parcel to be conveyed to Squire Home Builders, LLC (Being Lot 1 on said plan) and the remaining lands of PECO Energy Company (2-7-124) being the Northerly right-of-way line of PECO Energy Company's transmission right-of-way, thence extending along the same North 86 degrees 24 minutes 00 seconds West 166.87 feet to a point a corner of land also to be conveyed to Squire Home Builders, LLC (Lot 2 on said plan), thence extending along the same North 41 degrees 02 minutes 00 seconds East 160.47 feet to a point a corner on the lands now or late of Estella Palmer (TMP 2-7-139), thence extending along the same South 48 degrees 58 minutes 00 seconds East 132.50 feet to a point a corner on the Kay Avenue right-of-way (35 feet wide), thence continuing along the same South 41 degrees 02 minutes 00 seconds West 59.04 feet to the first mentioned point and place of beginning.

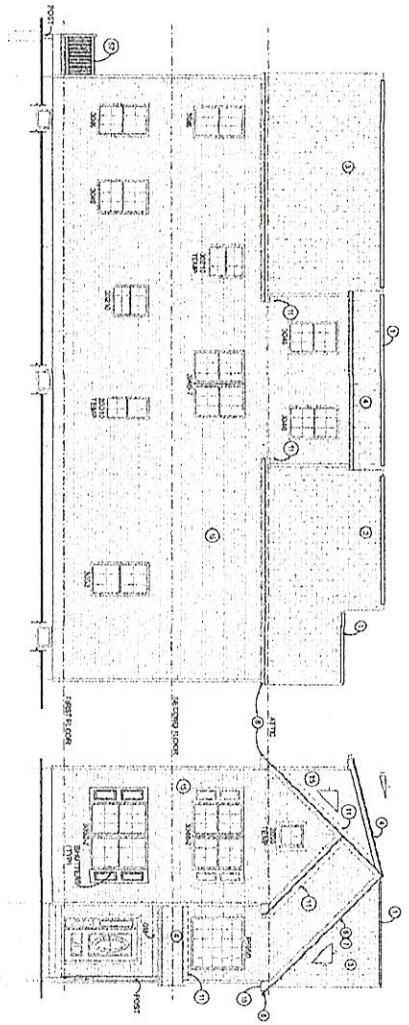
CONTAINING 14,542 square feet of land or .33383 acres being the same more or less.

BEING Lot 1 on said plan.

PARCEL 2: BEGINNING at a point on the Southwesterly side of Paris Avenue 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 Mohammad & Parveen Gondal (TMP 2-7-125), thence continuing along the same South 48 degrees 58 minutes 00 seconds East 132.50 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 South 41 degrees 02 minutes 00 seconds West 10.47 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 (2-7-124) being the Northerly right-of-way line of PECO Energy Company's transmission line right-of-way, thence extending along the said Northerly right-of-way line North 86 degrees 24 minutes 00 seconds West 60.93 feet to a point a corner on the Cedar Lane right-of-way (35 feet wide) thence continuing along the same North 48 degrees 58 minutes 00 seconds West 84.12 feet to a point a corner on the Paris Avenue right-of-way (35 feet wide), thence along the same North 41 degrees 02 minutes 00 seconds East 72.50 feet to the first mentioned point and place of beginning.

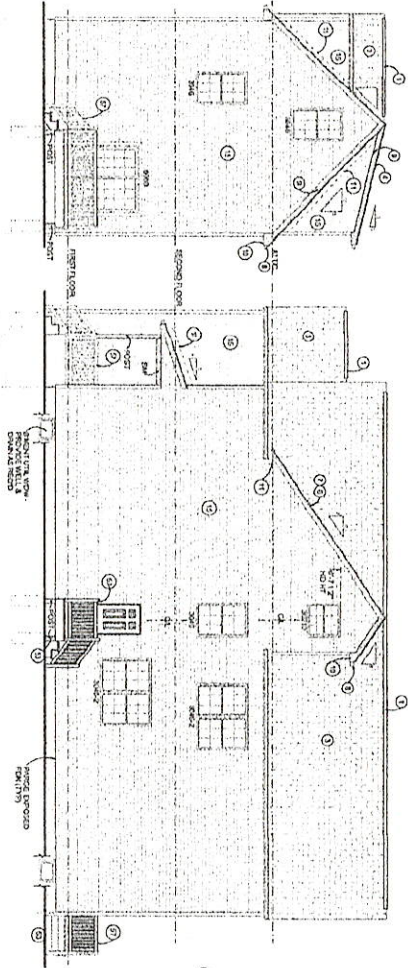
CONTAINING 5,399 square feet of land or .12394 acres being the same more or less.

BEING Part of Lot 2 on said plan.



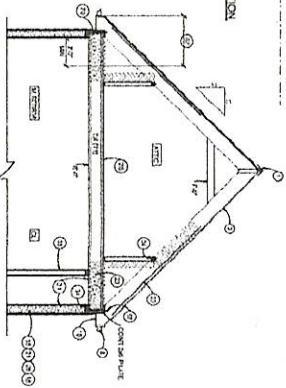
FRONT ELEVATION
3/16" = 1'-0"

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

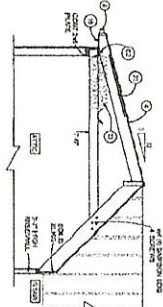


REAR ELEVATION
3/16" = 1'-0"

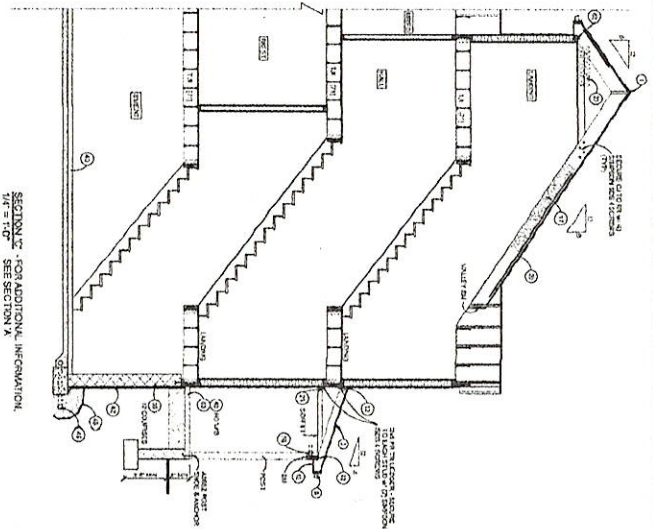
REAR ELEVATION
3/16" = 1'-0"



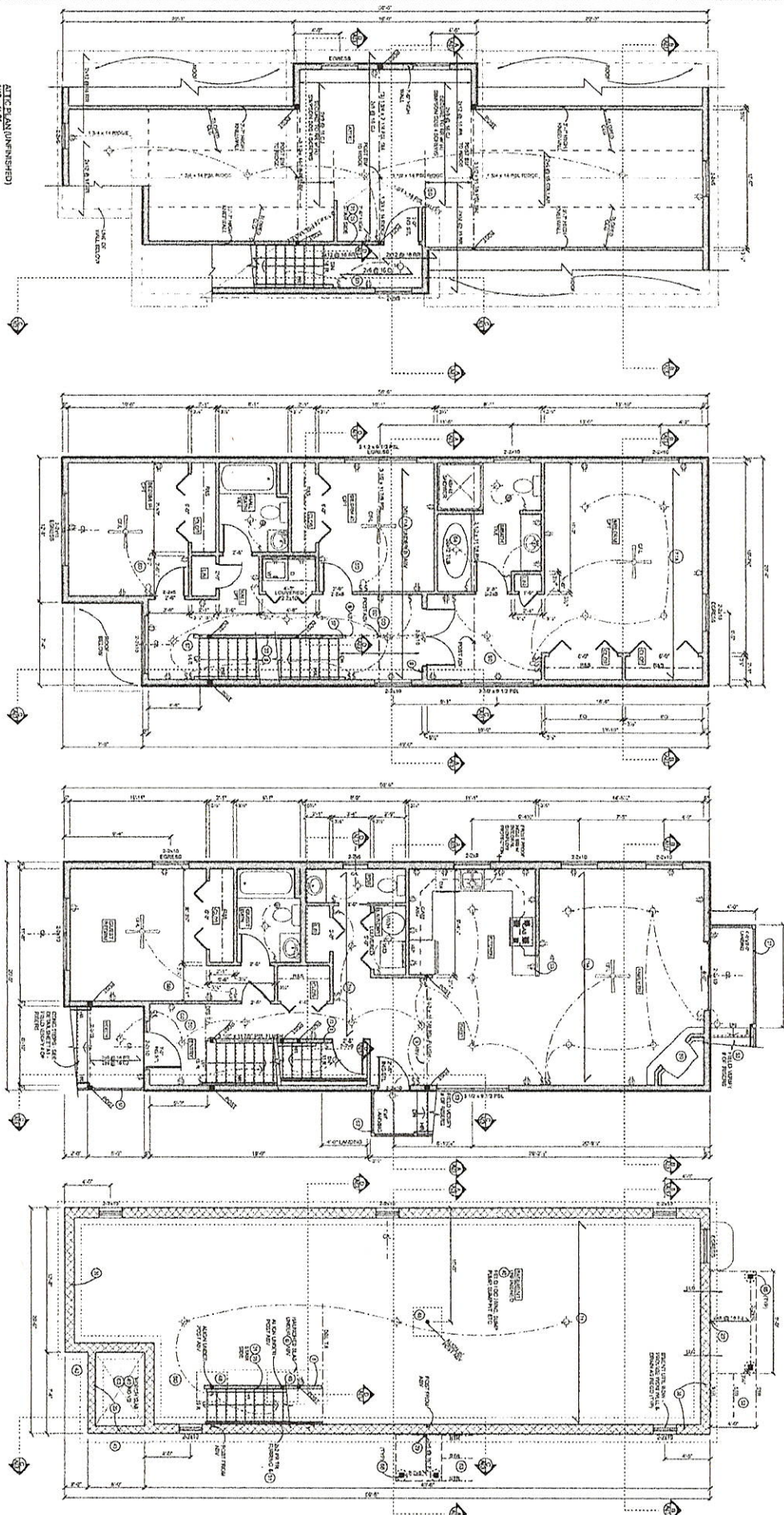
SECTION X
1/4" = 1'-0"



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



SECTION Z - FOR ADDITIONAL INFORMATION
1/4" = 1'-0" SEE SECTION X



ATIC PLAN (UNFINISHED)
1/4" = 1'-0"

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

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

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

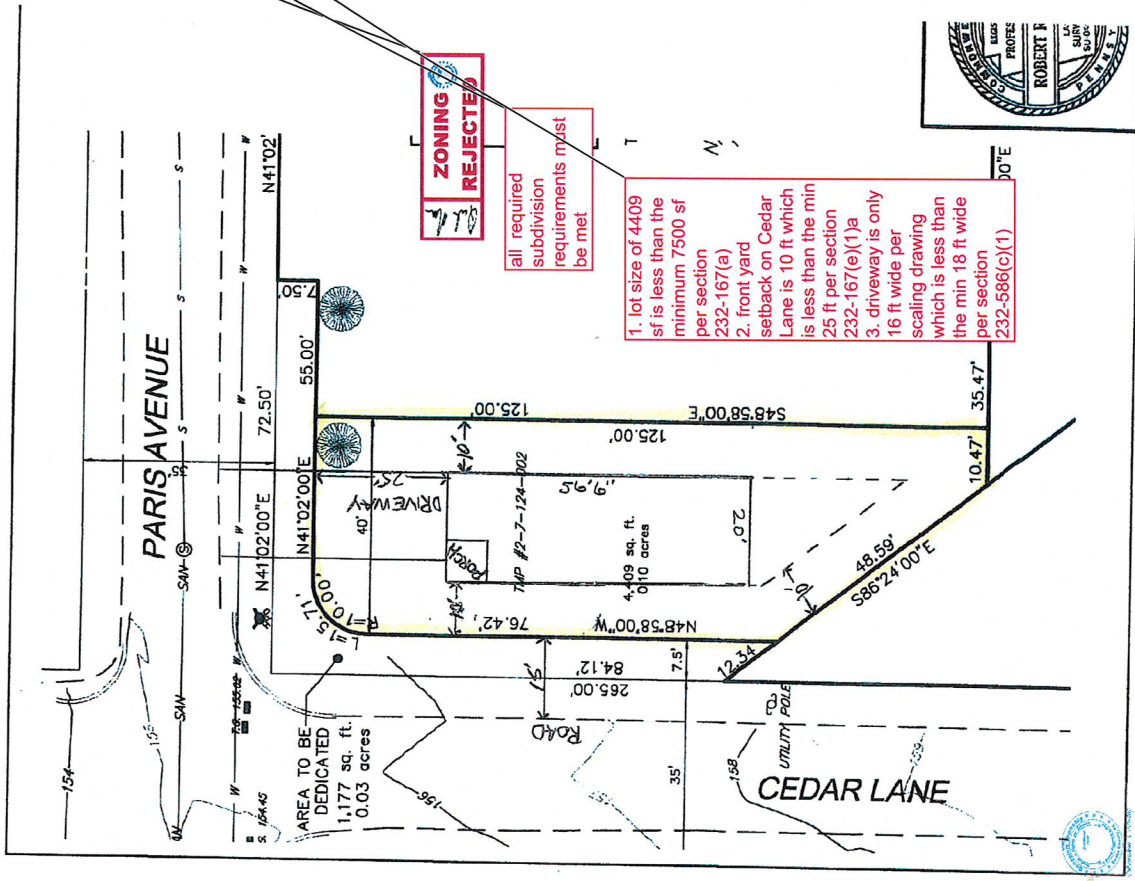
Author: qnearon Subject: ZONING REJECTED Date: 2/16/2024 1:22:28 PM

Author: qnearon Subject: Text Box Date: 2/16/2024 1:30:01 PM

all required subdivision requirements must be met

Author: qnearon Subject: Text Box Date: 2/16/2024 1:37:27 PM

1. lot size of 4409 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
3. driveway is only 16 ft wide per scaling drawing which is less than the min 18 ft wide per section 232-586(c)(1)



	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

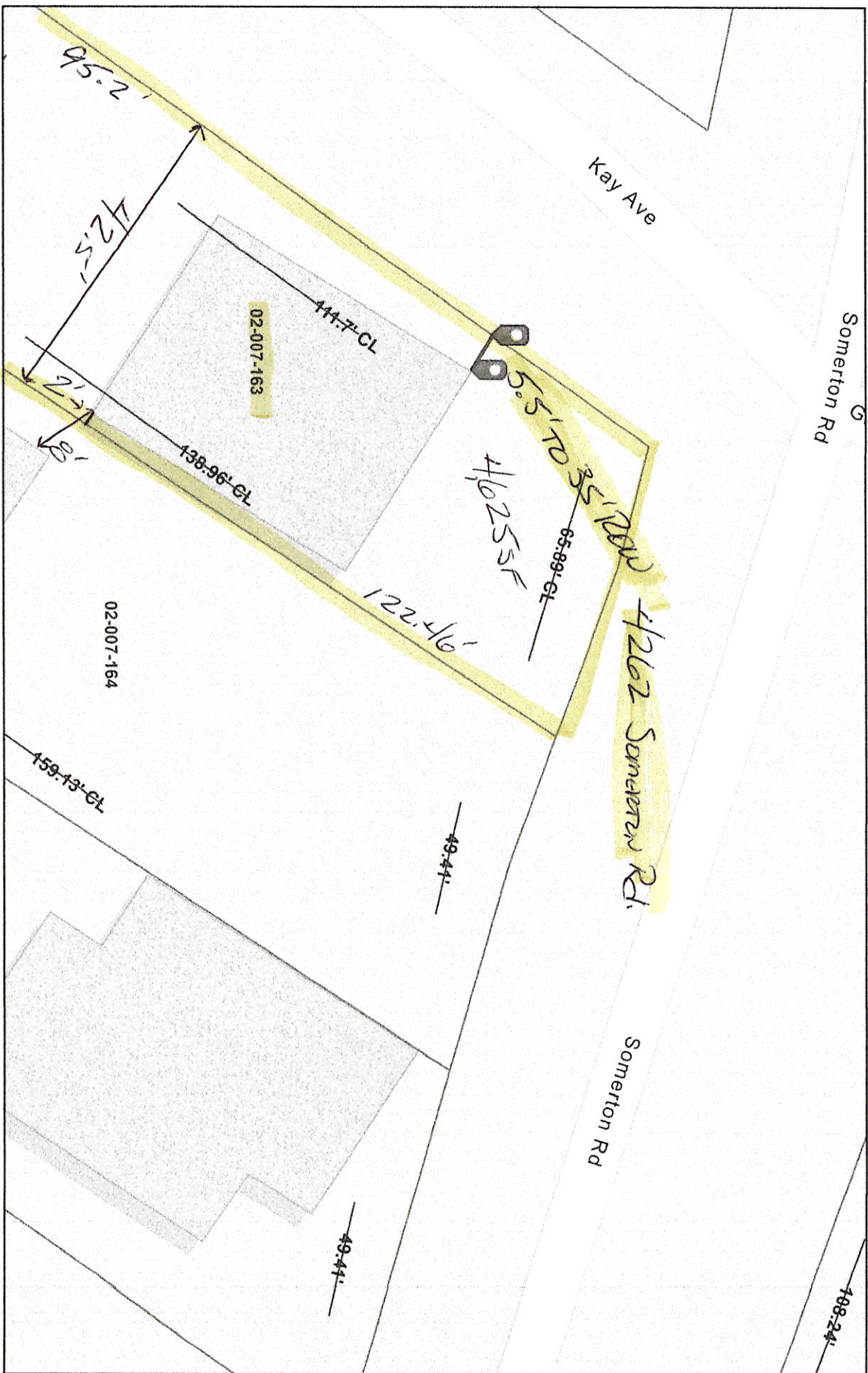
** "Existing" are deeded to 35 feet Right Of Way

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

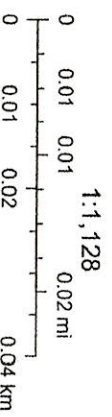


2/6/2024, 11:03:03 AM

☐ Municipal Boundary

☐ Bucks County Parcels

4262 Sanger Road



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Bucks County

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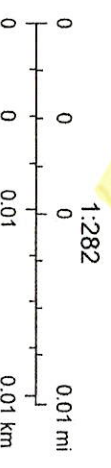
Bucks County Parcels



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

☐ Municipal Boundary

☐ Bucks County Parcels



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Bucks County Parcels

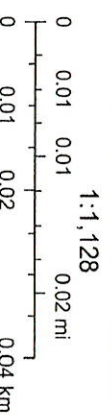


2/6/2024, 9:55:54 AM

☐ Municipal Boundary

☐ Bucks County Parcels

4436 CEDAR LAKE



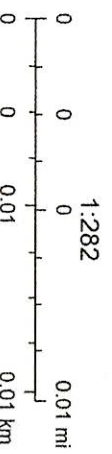
Bucks County Parcels



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

☐ Municipal Boundary

☐ Bucks County Parcels



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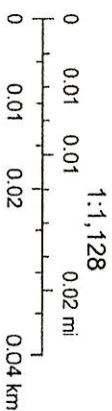
Bucks County

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 Municipal Boundary

☐ Bucks County Parcels

4440 Cedar Lane



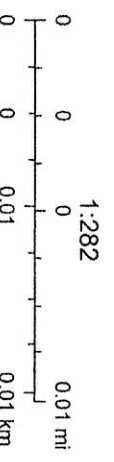
Bucks County Parcels



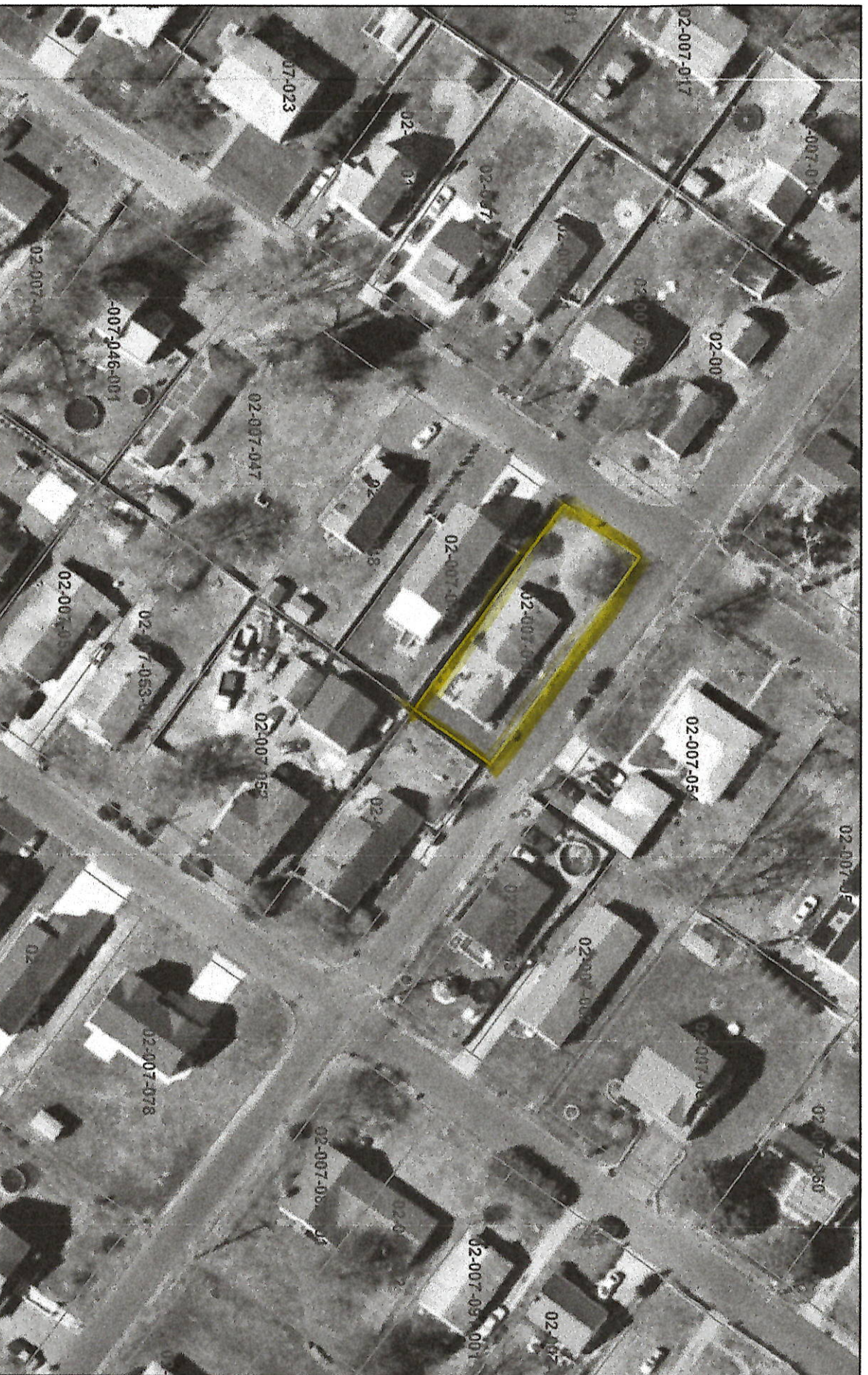
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Municipal Boundary

Bucks County Parcels



Bucks County Parcels

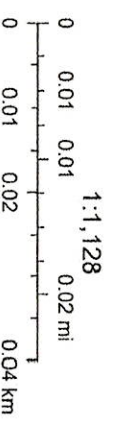


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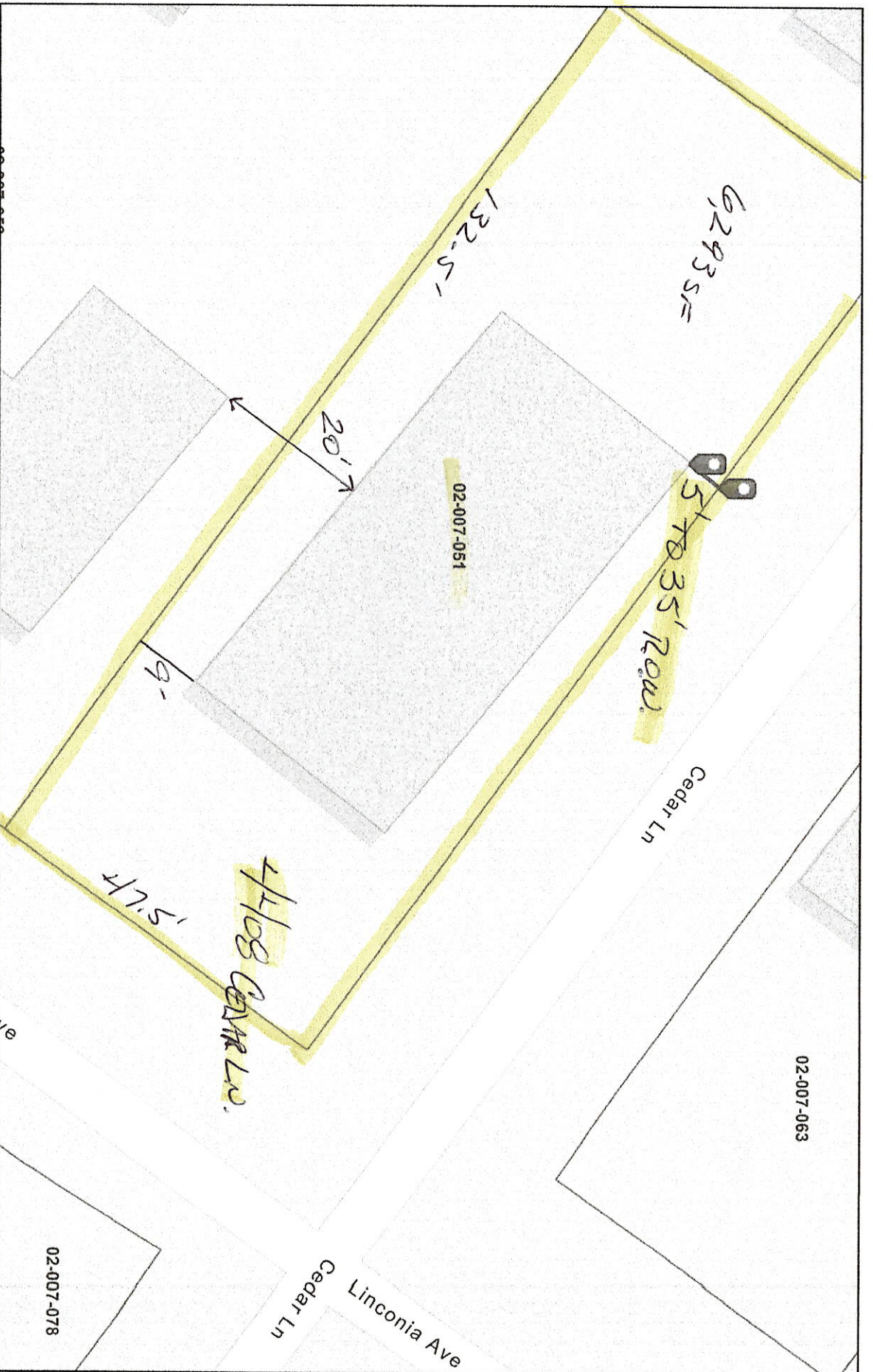
Municipal Boundary

Bucks County Parcels

2565 Buffalo Avenue



Bucks County Parcels



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



Municipal Boundary



Bucks County Parcels

Bucks County Parcels

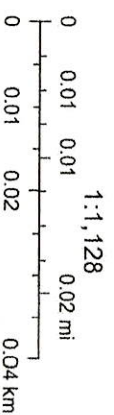


2/7/2024, 8:24:33 PM

☐ Municipal Boundary

☐ Bucks County Parcels

4408 Cedar Lane

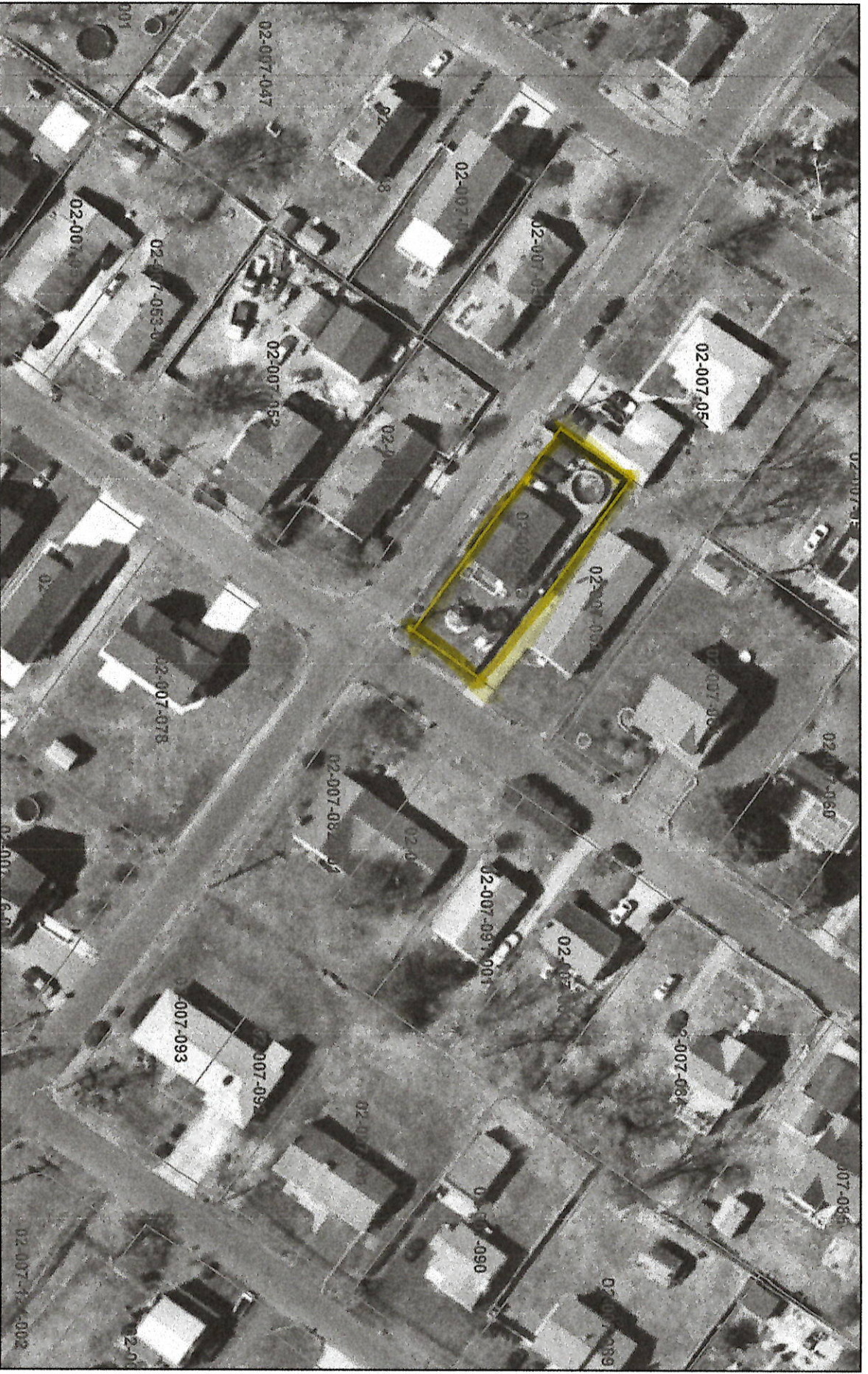


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Bucks County Parcels



Bucks County Parcels

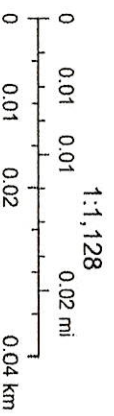


2/7/2024, 8:32:12 PM

☐ Municipal Boundary

☐ Bucks County Parcels

4421 Cedar Lane



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Bucks County

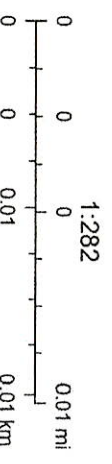
Bucks County Parcels



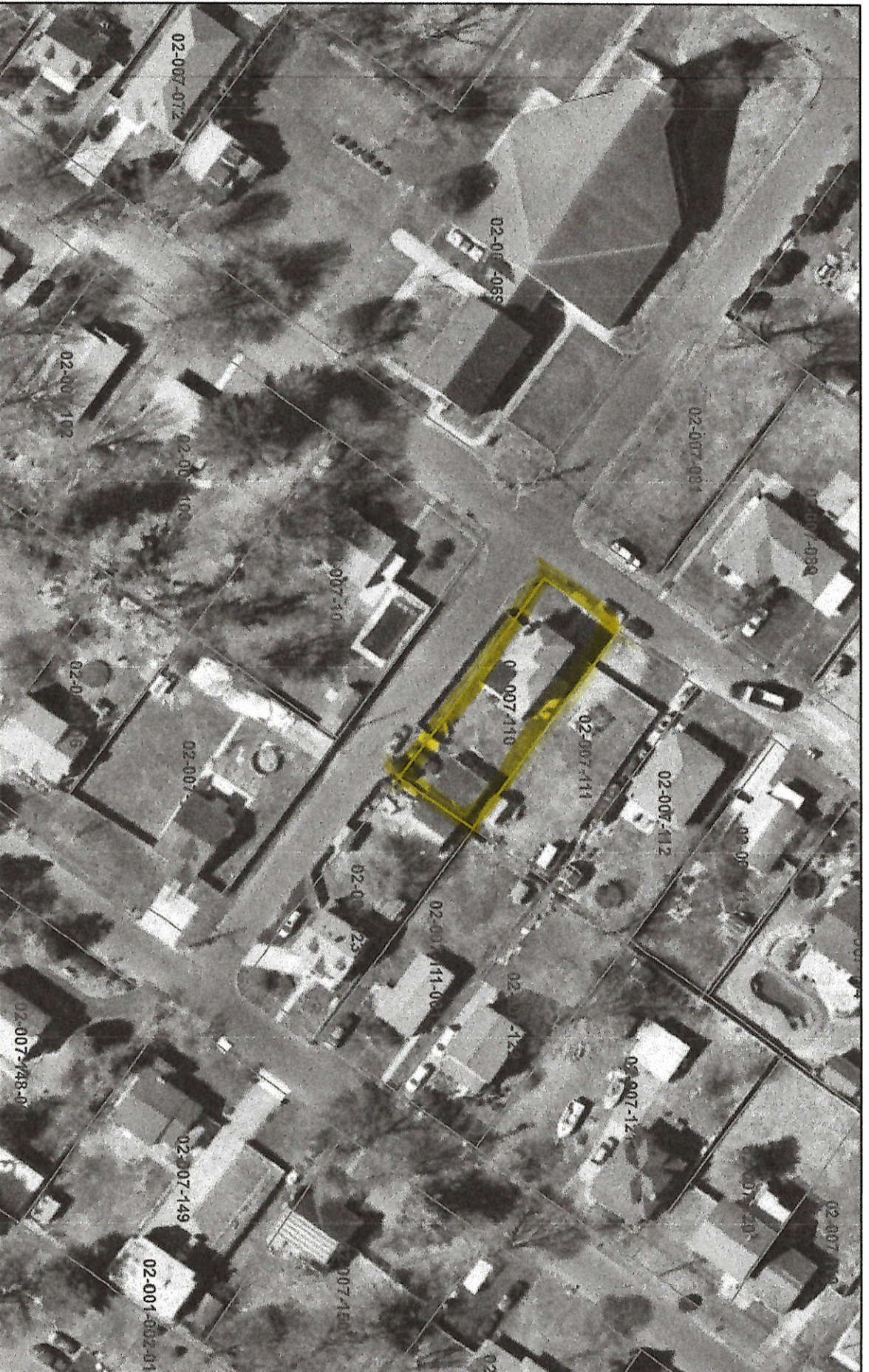
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Municipal Boundary

Bucks County Parcels



Bucks County Parcels

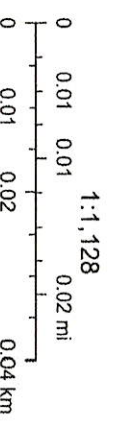


2/7/2024, 8:41:26 PM

☐ Municipal Boundary

☐ Bucks County Parcels

2505 Paris Avenue



Bucks County Parcels

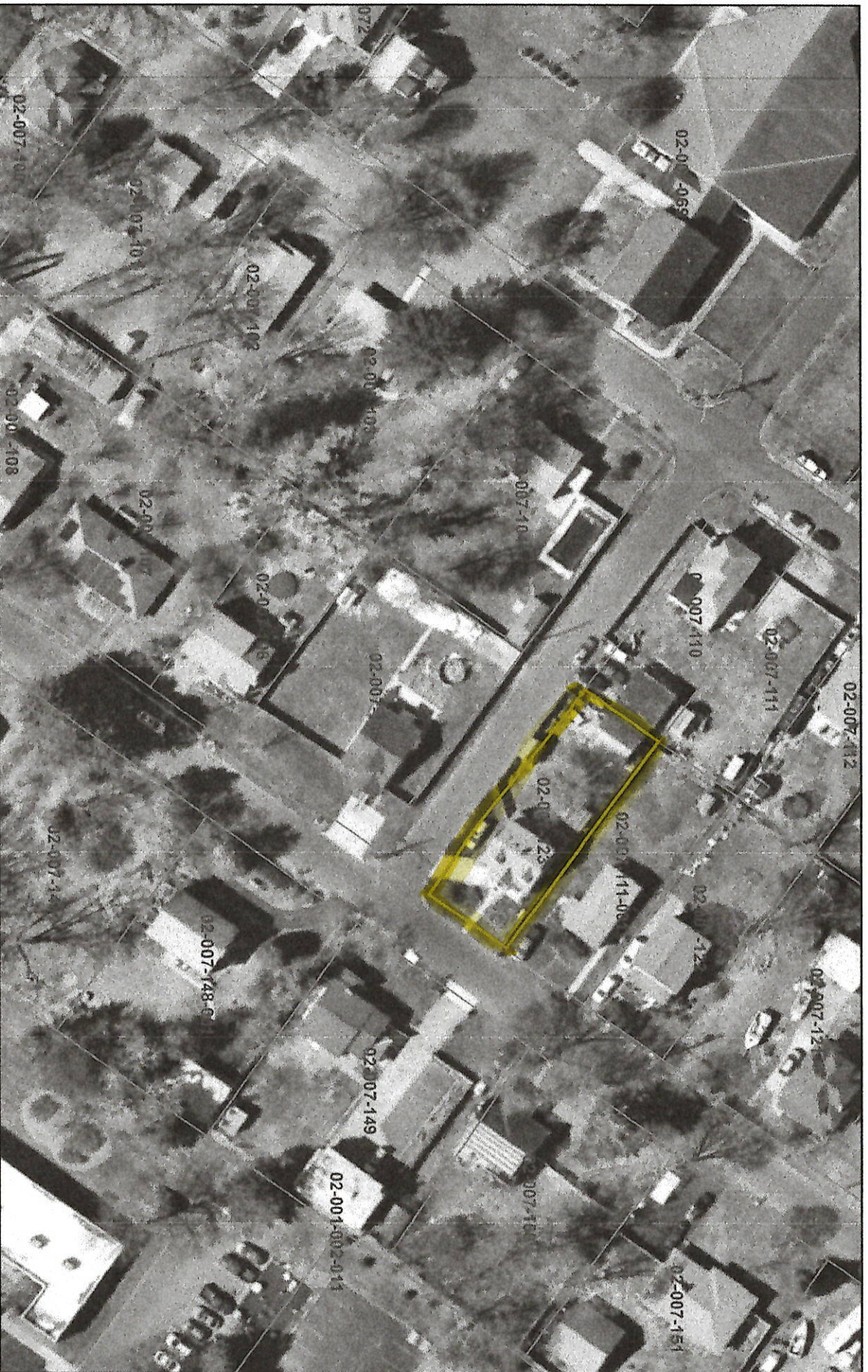


2/7/2024, 8:44:53 PM

Municipal Boundary

Bucks County Parcels

Bucks County Parcels

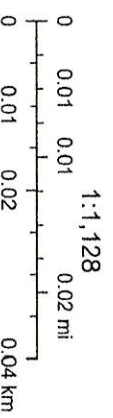


2/7/2024, 8:49:47 PM

Municipal Boundary

Bucks County Parcels

2504 Kay Avenue



Bucks County Parcels



2/7/2024, 8:54:46 PM

☐ Municipal Boundary

☐ Bucks County Parcels

Bucks County Parcels

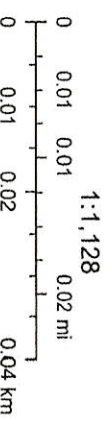


2/7/2024, 8:57:35 PM

☐ Municipal Boundary

☐ Bucks County Parcels

4308 MASTER AVENUE



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Bucks County Parcels



- 2/7/2024, 9:00:28 PM
- ☐ Municipal Boundary
 - ☐ Bucks County Parcels



Bucks County Parcels

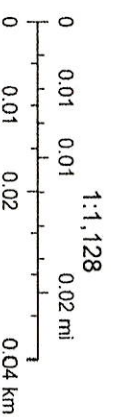


2/7/2024, 9:02:16 PM

☐ Municipal Boundary

☐ Bucks County Parcels

4351 MASTER AVENUE



Bucks County Parcels



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

☐ Municipal Boundary

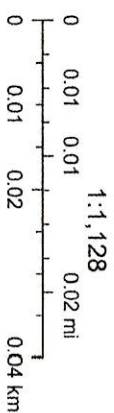
☐ Bucks County Parcels

An aerial photograph of a residential neighborhood. The image shows several houses with dark roofs and light-colored walls, interspersed with trees and lawns. Overlaid on the photograph are thin white lines representing property boundaries. Numerous parcel numbers are printed in white text across the image, such as '02-006-024', '02-007-094', '02-007-096', '02-007-101', '02-007-108', '02-007-144', and '02-007-145'. A single property, located in the upper-middle section of the image, is highlighted with a thick yellow rectangular border. This highlighted property is labeled with the number '02-007-099'. The overall scene is a typical suburban residential area.

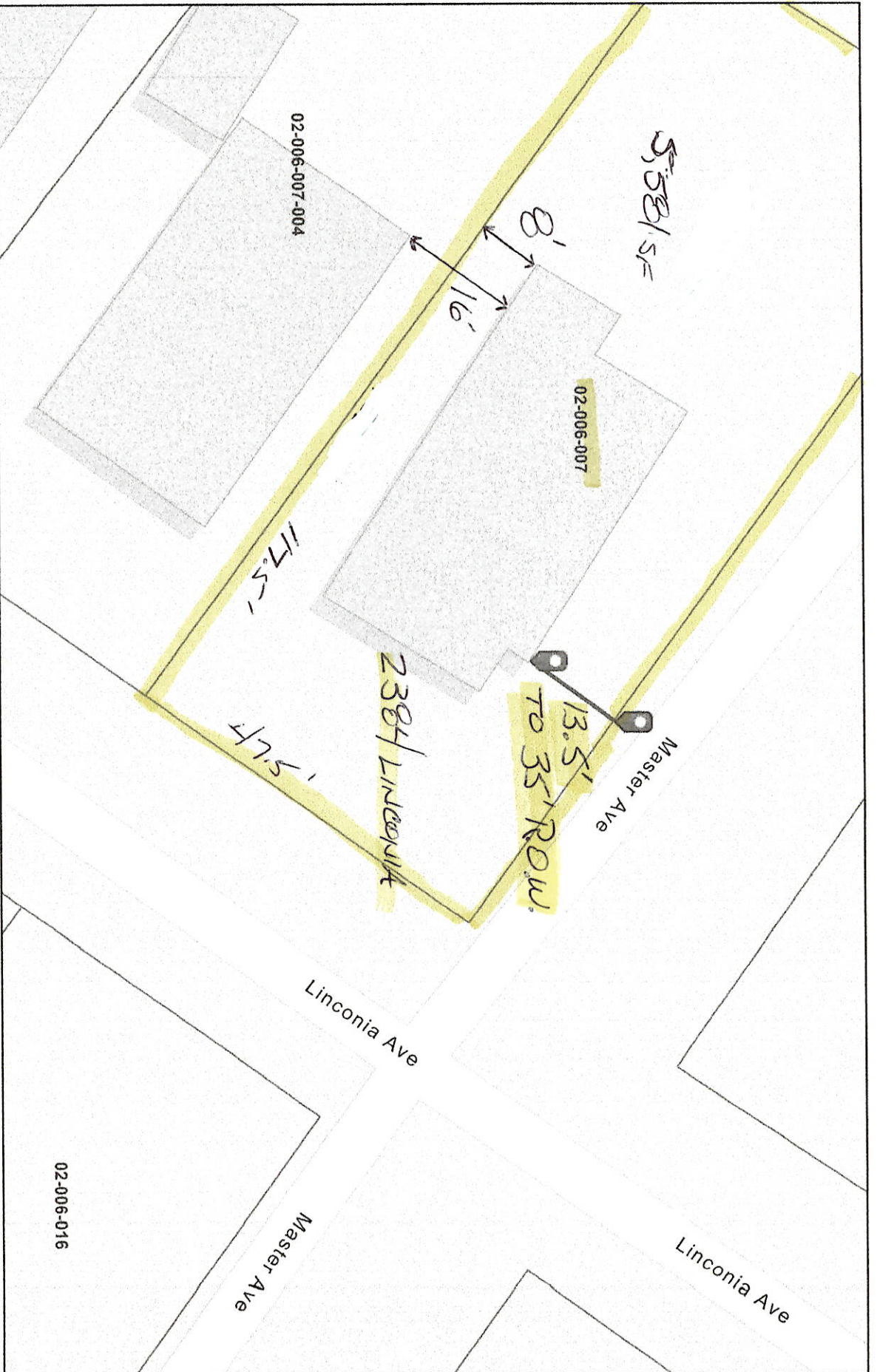
 Municipal Boundary

☐ 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

