



BENSALEM TOWNSHIP

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

Exhibit Z-4

Zoning Hearing Board

Appeal Number:

2020-2995

9/9/2020

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: SpeedPro Imaging

Address: 3580 Progress Dr Studio Q Bensalem PA 19020

Phone No. 215.245.1275

E-Mail Address: pmatuszak@speedpro.com

Owner's Name: SAI Property/ANANDSARAN BHAGAT

Address: 109 GREEN TREE TAVERN RD
NORTH WALES, PA 19454

Phone No. 267.994.9228

E-Mail Address:

Attorney Name:

Address:

Phone No.

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

Sign contractor

1. Application relates to the following:

Check items if applicable:

- ☐ Use
- ☐ Lot Area
- ☐ Height
- ☐ Yards
- ☐ Existing Building
- ☐ Proposed Building
- ☐ Occupancy
- ☒ Other: (describe) Additon of Electronic Message Board

2. Brief description of Real Estate affected:

Tax Parcel Number:02027043

Location:2548 Street Rd Bensalem PA 19020

Lot Size:

Present Use:Commercial

Proposed Use:Commercial

Present Zoning Classification:

Present Improvement upon Land:

Deed recorded at Doylestown in Deed Book #8Page 36

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

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

Date Determination was made:

Your statement of alleged error of Zoning Administrative Office:

1. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

ZO section 232-714(b)3

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

Allowance of double sided electronic message board

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.

Other business's along Street Rd have these sign such as PARX casino

4. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Appellant's or Owner's Signature

Date 3 Sept 2020

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

Sworn to and subscribed before me this

3rd day of September 200 2020

Notary Public

My commission expires:

October 29, 2022

Commonwealth of Pennsylvania - Notary Seal
Kimberly A. White, Notary Public
Bucks County
My commission expires October 29, 2022
Commission number 1258796
Member, Pennsylvania Association of Notaries



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

6/11/2020

ANANDSARAN BHAGAT
109 GREEN TREE TAVERN RD
NORTH WALES, PA 19454

Project: ADVANCED DENTAL DESIGN

Project Address: 2548 STREET RD
BENSALEM, PA 19020

Tax Parcel: 02037043

Permit Number: 2020-0301

Permit Status: APPLICATION DENIED

Electronic Review Status

Dear Sir/Madam:

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

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

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

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

Respectfully,

Russell Benner
Township Engineer
RB/lva

Enclosures

CC: INNOVATIVE CONSTRUCTION SOLUTI, DAV
10 COLLINS MILL COURT
MOORESTOWN, NJ 08057

ICSADMIN@COMCAST.NET

E-mail Address



Number: 1

Author: thirdparty

Subject: Text Box

Date: 6/8/2020 10:05:56 AM

Disconnect within sight of the sign

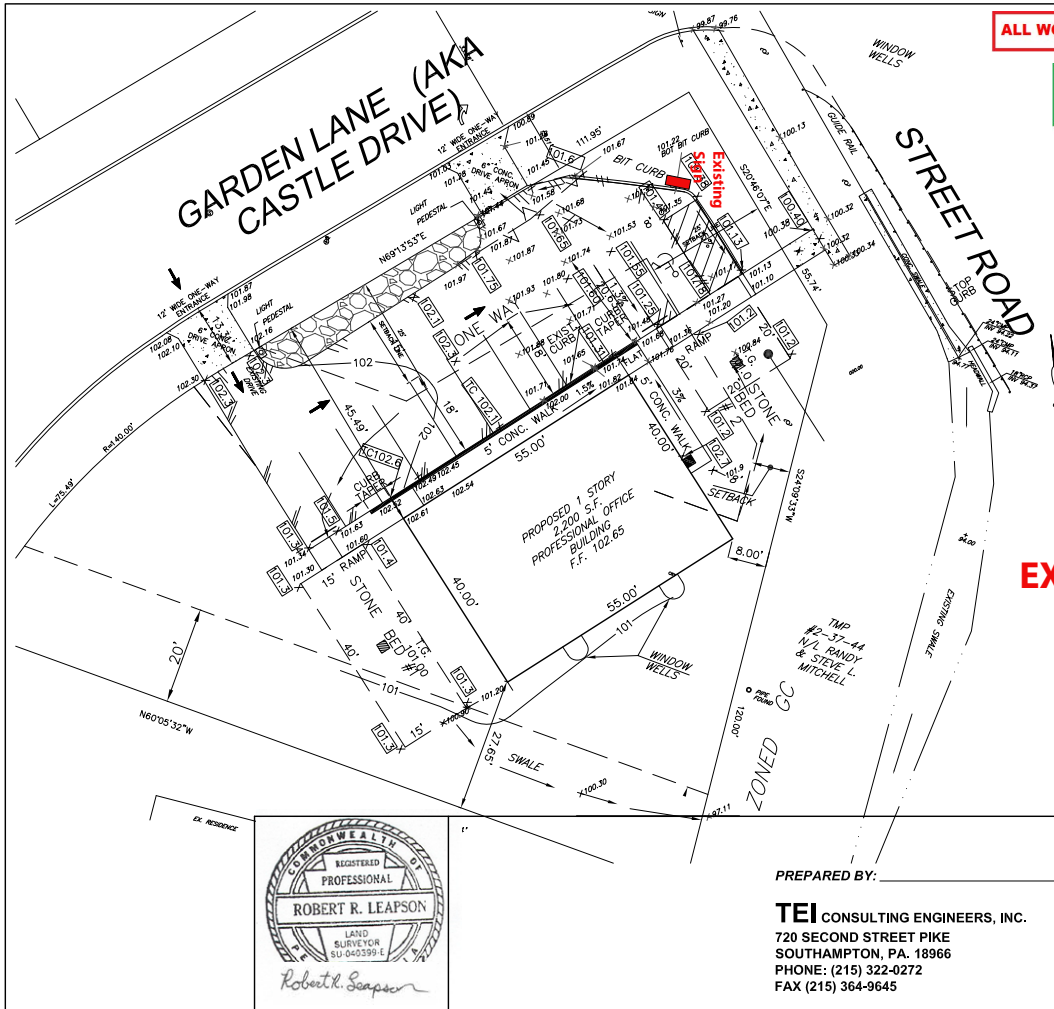


Number: 2

Author: thirdparty

Subject: Line

Date: 6/8/2020 10:06:15 AM



ALL WORK MUST COMPLY WITH 2014 NEC 1



THIS PLAN REFLECTS
MEASUREMENTS TAKEN AT
THE SITE BY A SURVEY
CREW DIRECTLY UNDER
MY SUPERVISION MAY 18,
2013.

Robert L. Leapson

ROBERT LEAPSON PLS
SU- 040399-E



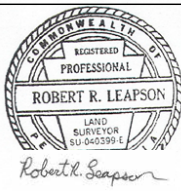
NEED SIGNED AND SEALED
PLANS SHOWING NEW FOOTING
DETAIL 4

EXISTING LOCATION

ASBUILT PLAN
PROFESSIONAL
OFFICE BUILDING
2548 STREET RD

BENSALEM TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

SCALE: 1"=20' DATE: MAY 20, 2013 SHEET: 1 OF 1



PREPARED BY:

TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET PIKE
SOUTHAMPTON, PA. 18966
PHONE: (215) 322-0272
FAX (215) 364-9645

Page: 7



Number: 1

Author: thirdparty

Subject: NEC 2014

Date: 6/8/2020 10:03:49 AM



Number: 2

Author: thirdparty

Subject: dave proctor approved

Date: 6/8/2020 10:03:55 AM



Number: 3

Author: codeinspections Subject: BUILDING REJECTED

Date: 6/15/2020 8:12:31 AM





Number: 4


Author: codeinspections Subject: Text Box

Date: 6/15/2020 8:13:40 AM


NEED SIGNED AND SEALED PLANS SHOWING NEW FOOTIG DETAIL

 Number: 1 Author: thirdparty Subject: NEC 2014 Date: 6/8/2020 10:04:08 AM

 Number: 2 Author: thirdparty Subject: dave proctor approved Date: 6/8/2020 10:04:14 AM

 Number: 3 Author: rbenner Subject: Text Box Date: 6/11/2020 9:39:03 AM

per ZO section 232-714(b)3 the electronic changeable sign/
message board is only permitted by special exception from the
Zoning Hearing Board, applicant should make an application to
the Zoning Hearing Board

 Number: 4 Author: rbenner Subject: zoning rejected Date: 6/11/2020 9:35:08 AM



Existing Sign Location

GARDEN LANE (AKA
CASTLE DRIVE)

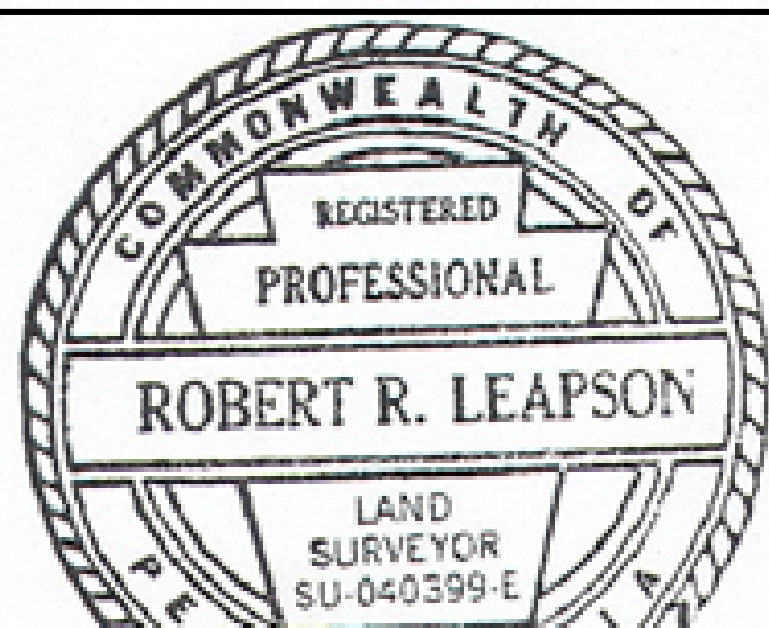
STREET ROAD

THIS PLAN REFLECTS
MEASUREMENTS TAKEN AT
THE SITE BY A SURVEY
CREW DIRECTLY UNDER
MY SUPERVISION MAY 18,
2013.

Robert R. Leapson

ROBERT LEAPSON PLS
SU- 040399-E

EXISTING LOCATION



Robert R. Leapson

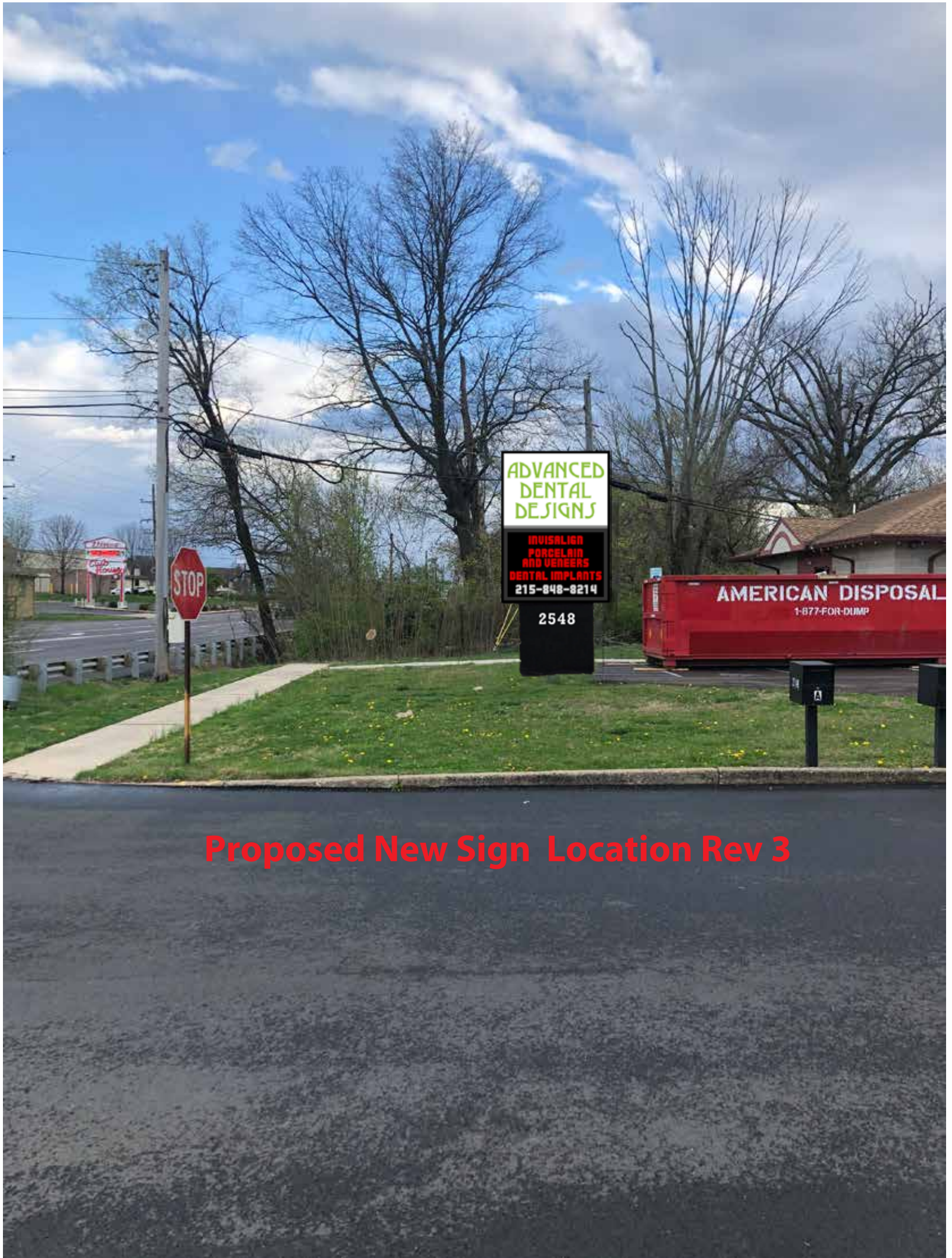
PREPARED BY:

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720 SECOND STREET PIKE
SOUTHAMPTON, PA. 18966
PHONE: (215) 322-0272
FAX (215) 364-9645

**ASBUILT PLAN
PROFESSIONAL
OFFICE BUILDING
2548 STREET RD**

BENSALEM TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

SCALE: 1"=20' DATE: MAY 20, 2013 SHEET: 1 OF 1



Proposed New Sign Location Rev 3

GARDEN LANE (AKA
CASTLE DRIVE)

STREET ROAD

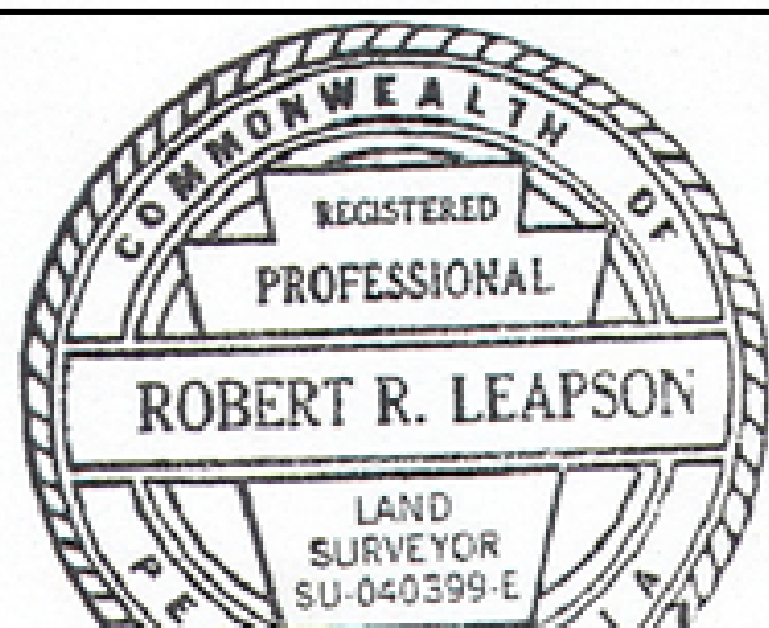
THIS PLAN REFLECTS
MEASUREMENTS TAKEN AT
THE SITE BY A SURVEY
CREW DIRECTLY UNDER
MY SUPERVISION MAY 18,
2013.

Robert R. Leapson

ROBERT LEAPSON PLS
SU- 040399-E

**PROPOSED
NEW LOCATION**

PROPOSED 1 STORY
2,200 S.F.
PROFESSIONAL OFFICE
BUILDING
F.F. 102.65



Robert R. Leapson

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TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET PIKE
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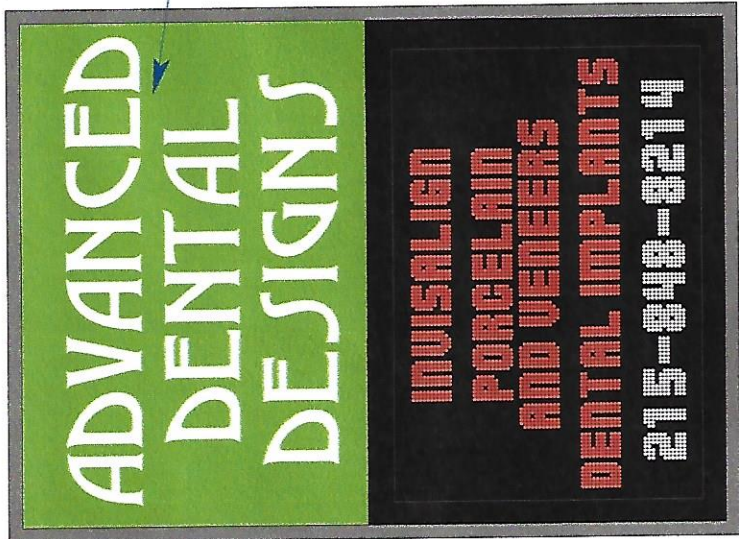
**ASBUILT PLAN
PROFESSIONAL
OFFICE BUILDING
2548 STREET RD**

BENSALEM TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA

SCALE: 1"=20' DATE: MAY 20, 2013 SHEET: 1 OF 1

ADVANCED DENTAL DESIGNS
2548 STREET ROAD BENSALEM, PA 19020

5'-0"

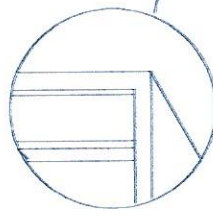


WIND LOADS:
3-SECOND GUST 105 MPH (47 m/s)
RISK CATEGORY 1
3-SECOND GUST 115 MPH (51 m/s)
RISK CATEGORY 2
3-SECOND GUST 130 MPH (58 m/s)
RISK CATEGORY 3

SNOW LOADS:
25 POUNDS PER SQUARE FOOT (12 kN/m²)

EXTERIOR COMPONENTS DESIGNED IN
ACCORDANCE WITH APPLICABLE
PROVISIONS OF THE ASCE 7-16

LEXAN SIGN PANEL
W/ DIGITAL GRAPHICS



0.040 ALUMINUM SKIN

3/8" Ø (A307)
MECHANICAL FASTENERS

2" ALUMINUM DIVIDER BAR
WELDED TO FRAME

1/4" ALUMINUM BACKER
BOLTED TO FRAME

ELECTRONIC MESSAGE CENTER
3'-0" X 5'-3"

LED ILLUMINATION

EMC BOLTED
THRU FRAME AND BACKER
3/8" Ø (A307) 8TYP

3/8" Ø (A307)
MECHANICAL FASTENERS

4" X 4" X 3/16"
ALUMINUM SQUARE STOCK

1-1/2" X 1-1/2" X 1/8"
ALUMINUM ANGEL IRON FRAME

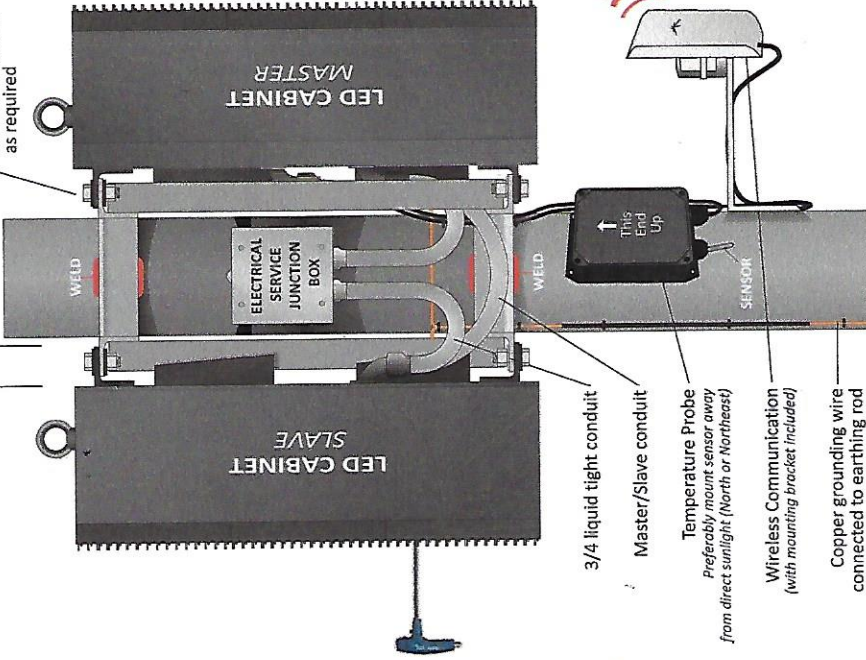
90° Steel Angle
Bolts & Hardware,
as required

2" typical

10'-0"

7'-0"

3'-0"



2'-0" X 4'-0" DEEP
3,000 PSI CONCRETE FOOTING

Speedpro Imaging®

FIRST PLATINUM ABSTRACT

2416 Bristol Road
Bensalem, PA 19020
Phone 215-741-2000 Fax 215-741-1440

August 23, 2019

Sai Property LLC
2548 Street Road
Bensalem, PA 19020

Re: Our File Number 22410-FPA

In connection with the recent transaction conducted by our office, we are pleased to enclose herewith the following:

Original Recorded Deed
Owners Title Insurance Policy

We recommend that you place these items in a safe place so that they will be readily available to you in the future.

We are hopeful that you will think of us next time you require Settlement Services, be it for the purchase of a new property or the refinance of an existing one. We can also help with any notary work you may need.

You can with confidence let any future lenders or realtors know that you have chosen First Platinum Abstract, LLC as your Title Insurance Company as we will continue to provide you with service beyond your expectations.

Thank you for the opportunity to serve you and we look forward to working with you again in the future.

We enjoyed meeting you and Thank you for your business.

Sincerely,

FIRST PLATINUM ABSTRACT

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2019043441

Recorded On 8/13/2019 At 3:02:08 PM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 1020317

User - KLJ

* Grantor - ZAFAR & FAISAL REAL ESTATE INC

* Grantee - SAI PROPERTY LLC

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$8,000.00
RECORDING FEES	\$81.75
BENSALEM SCHOOL	\$4,000.00
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$4,000.00
TOTAL PAID	\$16,081.75

Bucks County UPI Certification
On August 13, 2019 By JJK

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
FIRST PLATINUM ABSTRACT, LLC
2416 BRISTOL ROAD
BENSALEM, PA 19020

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



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

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

15AAA1



Prepared by and Return to:

First Platinum Abstract, LLC
2416 Bristol Road
Bensalem, PA 19020
215-741-2000

File No. 22410-FPA

UPI # 02-037-043

This Indenture, made the 9th day of August, 2019,

Between

ZAFAR & FAISAL REAL ESTATE, INC.

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

SAI PROPERTY LLC

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

Witnesseth, that the said Grantor for and in consideration of the sum of **Eight Hundred Thousand And 00/100 Dollars (\$800,000.00)** 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 THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Bensalem Township, County of Bucks and Commonwealth of Pennsylvania, being known as Lot No. 23 on Plan of Stanwood made by William S. Erwin, Registered Professional Engineer, Langhorne, Pennsylvania, dated May 12, 1954 and recorded in the Office for the Recording of Deeds in and for Bucks County on September 15, 1954 in Plan Book 8, Page 36, more fully described as follows, to wit:

BEGINNING at the intersection of the Southwesterly side of Street Road (60 feet wide) with the Southeasterly side of Garden Lane (60 feet wide) thence extending South 20 degrees, 46 minutes, 07 seconds East along the Southwesterly side of Street Road, 55.74 feet to a point; thence extending South 24 degrees, 09 minutes, 33 seconds West, along land now or late of Charles L. Haldeman, 120 feet to a point; of thence extending North 60 degrees, 05 minutes, 32 seconds West, 156.44 feet to a point on the Southeasterly side of Garden Lane; thence along the Southeasterly side of Garden Lane the two following courses and distances: (1) in a Northeastwardly direction on the arc of a circle on a line curving to the right having a radius of 140 feet, the arc distance of 75.13 feet to a point of tangent: (2) North 69 degrees, 13 minutes, 53 seconds East, 111.95 feet to the Southwesterly side of Street Road, the first mentioned point and place of BEGINNING.

PARCEL NO. 02-037-043

BEING the same premises which Federal Deposit Insurance Corporation, as Receiver for Waterfield Bank F/K/A American Partners, by Deed dated 09/17/2010 and recorded 09/28/2010 in the Office of the Recorder of Deeds in and for the County of Bucks in Land Record Book 6511, Page 484, granted and conveyed unto Zafar and Faisal Real Estate, Inc., a Corporation.

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.

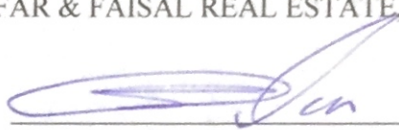
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper 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, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has 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.

ATTEST

ZAFAR & FAISAL REAL ESTATE, INC.

By: 
Zafar Chughtai, President

[SEAL]


Commonwealth of Pennsylvania } ss
County of Bucks

This record was acknowledged before me on Aug 9, 2019 by Zafar Chughtai as President, who represents that he/she is authorized to act on behalf of Zafar & Faisal Real Estate, Inc.


Notary Public

My commission expires 9/13/21

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

2548 Street Rd
Bensalem PA 19020
On behalf of the Grantee 

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
JAMI L. MARINO, Notary Public
Bensalem Township, Bucks County
My Commission Expires Sept. 13, 2021

File No. 22410-FPA

Record and return to:
First Platinum Abstract, LLC
2416 Bristol Road
Bensalem, PA 19020

Deed

UPI # 02-037-043

Zafar & Faisal Real Estate, Inc.

TO

Sai Property LLC

First Platinum Abstract, LLC
2416 Bristol Road

Bensalem, PA 19020

Telephone: 215-741-2000 Fax: 215-741-1440