



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: _____

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: mohammad AKbar

Address: 1256 William Penn Dr
Bensalem P.A 19020

Phone No. _____

E-Mail Address: _____

Owner's Name: MOHAMMAD AKBAR

Address: 1256 WILLIAM PENN DR.
BENSALEM PA 19020

Phone No. (215) 205-6386

E-Mail Address: crown.1998@yahoo.com

Attorney Name: _____

Address: _____

Phone No. _____

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

1. Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input 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: 02-071-075

Location: 1256 WILLIAM PENN DR.

Lot Size: _____

Present Use: residential

Proposed Use: residential

Present Zoning Classification: R-44

Present Improvement upon Land: deck

Deed recorded at Doylestown in Deed Book 5663 Page 1622

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

NA

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

Date Determination was made: NA

Your statement of alleged error of Zoning Administrative Office: NA

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):

232-259(c)

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

rear back for constructed deck

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.

11 years ago constructed deck without permit.

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.

NA

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 X Mohd A

Date 04-12-2019

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

Sworn to and subscribed before me this

12 day of April

S.C.J.
200-2019

Commonwealth of Pennsylvania - Notary Seal
Stephen C. James, Notary Public
Bucks County
My commission expires March 27, 2020
Commission number 1266064
Member, Pennsylvania Association of Notaries

Notary Public [Signature]

My commission expires: 03-27-2020





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 15, 2019

Mohammad Akbar
1256 William Penn Dr
Bensalem, PA 19020

Project:	DECK
Project Address:	1256 WILLIAM PENN DR BENSALEM, PA 19020
Tax Parcel:	02-071-075
Property Owner:	SAME AS ADDRESSED
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 reasons 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 burn the **complete** set of plans with revisions to a new disc. 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 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,

Dennis Mordan
Township Engineer

crown.1998@yahoo.com
email address

DM/lva

Enclosures



Liberty Settlement Services
705 Floral Vale Blvd.
Yardley, PA 19067
Phone: 267-756-6801
Fax: 267-756-6811

May 6, 2008

Mohammed Akbar and Nadera Popal
1256 William Penn Drive
Bensalem, PA 19020

File No.: 2041371PA
File # D337753
Policy No.: C69-0024410
Buyer: Mohammed Akbar and Nadera Popal

Enclosed are the following documents for your records:

- Original Recorded Deed
- Owner's Policy of Title Insurance

Please keep these documents with your important papers. If you have any questions, please feel free to contact us.

Very Truly Yours,

Liberty Settlement Services

Enclosures

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2008003913

Recorded On 1/11/2008 At 8:18:42 AM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 233372

User - KLJ

* Grantor - DELUCA ENT INC

* Grantee - AKBAR, MOHAMMED

* Customer - LIBERTY SETTLEMENT SERVICES

* FEES

STATE TRANSFER TAX	\$6,565.75
RECORDING FEES	\$46.50
BENSALEM SCHOOL	\$3,282.88
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$3,282.87
TOTAL PAID	\$13,178.00

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
LIBERTY SETTLEMENT SERVICES

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



Edward R. Gudknecht
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.

07BB92



Book: 5663 Page: 1622

THIS INDENTURE Made this 18th day of December 2007

Between **DeLuca Enterprises, Inc., a Pennsylvania Corporation**
(hereinafter called the Grantor)

AND

Mohammed Akbar and Nadera Popal, husband and wife
(hereinafter called the Grantees)

WITNESSETH That the said Grantor for and in consideration of the sum of Six Hundred Fifty Six Thousand Five Hundred Seventy Five Dollars (\$656,575.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and Grantee's heirs, successors and assigns As tenants by the entireties.

ALL that certain lot or piece of ground, situate in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania, described according to a Record Plan of DeLuca Homes, Inc., Saint Francis, made by Pickering, Corts and Summerson, Inc., dated 2/6/2004 and recorded in the Recorder's Office of Bucks County, Pennsylvania in Plan Book 324, pages 52 through 65, bounded and described as follows, to-wit:

Beginning at a point on the Southeasterly side of William Penn Drive (50 feet wide), said point being a common corner of Lots Nos. 41 and 42; thence extending from said point of beginning along the Southeasterly side of William Penn Drive, North 56° 19' 06" East, 96.00 feet to a point, a corner of Lot No. 40; thence extending along same South 33° 40' 54" East, 125.00 to a point; thence extending South 56° 19' 06" West, 96.00 feet to a point, a corner of Lot No. 42; thence extending along same, North 33° 40' 54" West, 125.00 feet to the first mentioned point and place of beginning.

Being Lot No. 41 on said plan.

Tax ID / Parcel No. 2-71-75

Being part of the same premises which The St. John's Orphan Asylum, a Pennsylvania non-profit corporation by Deed dated 1/20/2005 and recorded 2/1/2005 in Bucks County in Record Book 4289 Page 1476 conveyed unto DeLuca Enterprises, Inc., a Pennsylvania business corporation, in fee.

UNDER AND SUBJECT to Declaration of Covenants and Restrictions for Wellington Estates, a planned community in Land Record Book 4687 page 161

UNDER AND SUBJECT to the easements and conditions set forth on the foregoing subdivision plan affecting the premises.

ALSO, UNDER AND SUBJECT to all covenants, conditions and restrictions of record:

ALSO, UNDER AND SUBJECT to the further restrictions that neither Grantee nor Grantee's successors or assigns, shall erect any building, pool, fence or other similar structure, plant any tree, shrub, bush or planting (other than grass or ground cover) within any easement area described in the following reservation or the right of way area of any street or alter the grade of any swale, retention basin ditch nor in any way interfere with surface drainage of the Premises in accordance with the Subdivision Plan without the prior written consent of the applicable municipality, public utility or public authority and, so long as Grantor owns any lots within the Subdivision without the prior written consent of Grantor.

RESERVING unto Grantor, its successors and assigns, the perpetual sanitary sewer, storm sewer, water and utility easements shown on the aforesaid Final Subdivision Plan, together with the free, uninterrupted and unobstructed right to enter upon such easement areas or the right of way area of any street for the purpose of installing, constructing, erecting, laying, using, operating, maintaining, inspecting, removing, repairing, replacing, relaying, enlarging, and adding to, from time to time, sanitary sewer, storm sewer and water lines, conduits, manholes and drains, upon, over and under the aforesaid easement and right of way areas, together with the right to cross the Premises to reach such easement and right of way areas together with the right to relocate such easement and right of way areas if required by the applicable public authority, and together with the right to unilaterally convey such easement areas and the improvements therein to the applicable municipality, public utility or public authority.

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto 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 and Grantor's heirs, successors and assigns, in law as in equity, or otherwise howsoever, of, in and to the same and every part thereof.


To have and to hold the said buildings, improvements, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee and Grantee's successors and assigns forever As tenants by the entirety

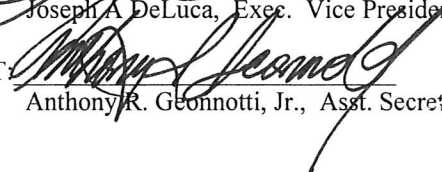
And the said Grantor and Grantor's successors and assigns, does by these presents, covenants, grant and agree, to and with the said Grantee and Grantee's, successors and assigns, that the said Grantor and Grantor's successors and assigns, all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the appurtenances unto the said Grantee and Grantee's heirs, and assigns, against the said Grantor and Grantor's successors and assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under them or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

**SEALED and DELIVERED
IN THE PRESENCE OF US**

**DeLuca Enterprises, Inc.,
a Pennsylvania Corporation**

BY: 
Joseph A. DeLuca, Exec. Vice President

ATTEST: 
Anthony R. Geonnotti, Jr., Asst. Secretary

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

On this, the 18th day of December, 2007 before me, a notary public the undersigned officer, personally appeared Joseph A. DeLuca who acknowledged himself to be the Exec. Vice President of DeLuca Enterprises, Inc., a Pennsylvania Corporation and he as such Exec. Vice President, being authorized to do so executed the foregoing instrument for the purposes herein contained by signing the name of the corporation by himself as Exec. Vice President.

In Witness Whereof, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Catherine A. Barton, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires March 27, 2011
Member, Pennsylvania Association of Notaries



KAMBLE CRT

HAYSTACK

CLEAR SPRINGS DR

EMERY PL

PARKVIEW DR

GREEN LN

DALL RD

KENT RD

CRESPO LN

SAND LN

ST. JOHNS CT

WIMSBURY DR

BERKSHIRE DR

WILLIAM PENN DR

ESSEX DR

WILLS DR

CHELTENHAM DR

WILLIAM PENN DR

GIBBS RD

BRISTOL PIKE