The Penndel Borough Zoning Hearing Board will hold a public hearing on Wednesday, September 16, 2026, at 7:30 P.M. at the Borough Building, 300 Bellevue Avenue, Penndel, PA, to consider the following application: 2026-06, filed by Tatiana Grate for property located at 240 Hulmeville Avenue in the R1 Zoning District The Applicant is requesting a variance from Section 405-20 and the Table of Dimensional Requirements, to allow a 30 foot front yard whereas 35 feet is required to accommodate a front porch.

In addition, the Board will consider authorizing the Solicitor to sign the proposed stipulation of settlement for the appeal by Community Options, Inc. ("COI") to the Bucks County Court of Common Pleas (2026-00732) from the 1/5/26 decision of the Zoning Hearing Board (2025-3) for the property located at 566 Bellevue Avenue. The terms of the settlement are summarized as follows: the 8/15/25 Notice of Violation is withdrawn; the determination and decision of the Zoning Hearing Board is null and void; COI shall use the property as a residence for clients with developmental and other disabilities, with staff and employees arriving in shifts to assist the residents and to the extent possible staff shall park in the driveway; COI shall provide a phone number and contact information to the Borough in the event of complaints or emergency situations.

A copy of the zoning application and the proposed stipulation of settlement are available to view on the Borough's website, https://penndelboro.com. All interested parties may attend the hearing and will be given an opportunity to be heard. Persons with a disability who wish to attend and require an accommodation to participate should contact the Borough at 215-757-5152.

PENNDEL BOROUGH

Acct #000412

Application for Zoning Hearing Board

1 - PROPERTY OWNER

Name: TATIANA GRATE Phone: 267-991-5980

Address: 240 HULMEVILLE AVE

City: PENNDEL PA 19047 Zip Code: 19047

2 - IDENTIFICATION – To be completed by all applicants

APPLICANT Name: TATIANA GRATE Phone: 267-991-5980

Address: 240 HULMEVILLE AVE

City: PENNDEL Zip Code: 19047

APPLICANT'S ATTORNEY Name: _____ Phone: _____

Address: _____

City: _____ Zip Code: _____

APPLICANT IS (Circle One): ☒ OWNER ☐ EQUITABLE OWNER ☐ TENANT WITH PERMISSION

3 - LOCATION OF PROPERTY

Street Location: 240 HULMEVILLE AVE

Mailing Address: 240 HULMEVILLE AVE City: PENNDEL

Zoning District: R2 Parcel #: 32-00 3-204-001 Block: _____ Unit: _____

Deed Book and Page: _____

4 – CLASSIFICATION OF APPEAL

☐ Appeal from Zoning Officer's Decision

☐ Request for Special Exception

☐ Certification of Nonconforming Use/Lot

☒ Request for a Variance

☐ Challenge to the Validity of Zoning Ordinance or Map

☐ Extension of Time for Previously Granted Relief

☐ Other (specify)

5 – PROPERTY DESCRIPTION

Lot Size: 9625 Lot Frontage: 55 FEET Lot Depth: 175 FEET

Description of current use of property: PRIMARY RESIDENTIAL HOME

Description of existing improvements of property: PRIMARY RESIDENTIAL HOME

Description of proposed use and proposed improvements of property: PRIMARY RESIDENTIAL HOME

6 - ORDINANCE

State each section of the Penndel Borough Ordinance that is involved in this application and specific interpretation or relief requested from the section:

N/A

7 - VARIANCE

State the specific hardship claimed and reasons why a variance should be granted: RISK OF SLIPS, TRIPS AND FALLS BECAUSE OF AN UNCOVERED DECK

8 - SPECIAL EXCEPTION

State the specific legal grounds why the applicant is entitled to the Special Exception: N/A

9 - PREVIOUS APPEAL

Has any previous appeal or application been filed in connection with this property? N/A

10 - SIGNATURE

The Applicant hereby deposes and says that all of the above statements contained in this application are true and correct to the best of their knowledge and belief. I hereby certify that the proposed application is authorized by the owner of record and that I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of Penndel Borough.

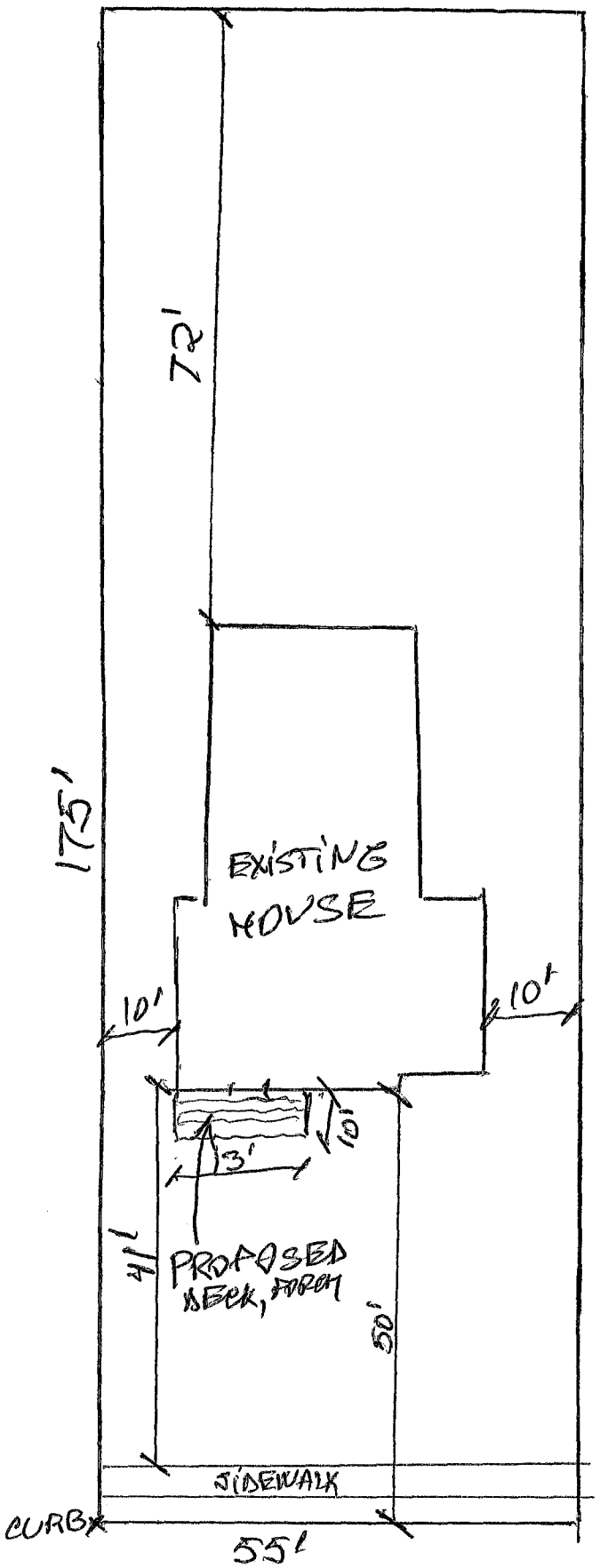
SIGNATURE OF APPLICANT _____

DATE 7/24/2026

PROPERTY LOCATION:

240 HULMEVILLE AVENUE
PENNDEL PA 19047
PARCEL# 32-003-204-001
OWNER: TATIANA GRATE
SIGNATURE:

VARIANCE FOR FRONT 30 FEET SETBACK FROM RIGHT-OF-WAY



BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2022039675
Recorded On 6/22/2022 At 12:55:50 PM
* Instrument Type - DEED
Invoice Number - 1282184 User - KGB
* Grantor - VAVRENIUK, ALEXEI
* Grantee - GRATE, TATIANA
* Customer - SIMPLIFILE LC E-RECORDING

* Total Pages - 7

* FEES

STATE TRANSFER TAX	$1,414.67
RECORDING FEES	$85.75
NESHAMINY SCHOOL DISTRICT REALTY TAX	$707.34
PENNDEL BOROUGH	$707.33
TOTAL PAID	$2,915.09

Bucks County UPI Certification
On June 21, 2022 By TF

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO:
FIRST USA ABSTRACT
1456 COUNTY LINE ROAD
HUNTINGDON VALLEY, PA 19006

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

THE RECORDERS OFFICE OF BUCKS COUNTY, PA

Daniel J. McPhillips
Recorder of Deeds

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

1A67F6

CERTIFIED PROPERTY IDENTIFICATION NUMBERS
32-003-204--001 - PENNDEL BOR
CERTIFIED 06/21/2022 BY TF

Prepared By:
First USA Abstract, Inc.
1456 County Line Road
Huntingdon Valley, PA 19006
(267) 960-1350

NOT INSURED

Record and Return To:
First USA Abstract, Inc.
1456 County Line Road
Huntingdon Valley, PA 19006

File #: FUA 9678
Parcel #: 32-003-204-001

THIS INDENTURE Made the 8th *day of* June *in the year of our Lord two thousand and twenty two (2022)*

Alexei Vavreniuk and Tatiana Grate
(hereinafter called the Grantors), of the one part, and
Tatiana Grate
(hereinafter called the Grantee), of the other part,

WITNESSETH That the said Grantors for and in consideration of the sum of One Thousand Dollars and 00/100 cents----------($1.00) lawful money of the United States of America, unto their 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 do grant, bargain and sell, release and confirm unto the said Grantee, their heirs and assigns, as sole owner.

TRANSFER FROM TWO INDIVIDUALS TO ONLY ONE INDIVIDUAL THEREFORE IT IS 50% TRANSFER TAX EXEMPT

ALL THAT CERTAIN lot and part of lot, situate in the Borough of Penndel, Bucks County, Pennsylvania, known and designated as Lot No. 69 and part of Lot No. 70 as shown on the Plan of Lots laid out for Frederick Rumpf, Sr., bounded and described as follows:

BEGINNING at a corner of Lot No. 68 on the Southwesterly side of Hulmeville Avenue (60 feet wide) at a distance of 100 feet measured Northwestwardly along the said side of the Avenue from the intersection of the Northwesterly side of Woodland Avenue (50 feet wide) as laid out on said Plan; thence passing along the Northwesterly side of Lot No. 68, aforesaid, South 64 degrees 27 minutes 30 seconds West 175 feet to a corner of Lot No. 77; thence by said Lot and Lot No. 76, North 25 degrees 32 minutes 30 seconds West 55 feet to a corner; thence passing through Lot No. 70, North 64 degrees 27 minutes 30 seconds East 175 feet to the Southwesterly side of Hulmeville Avenue aforesaid; thence

along said side thereof, South 25 degrees 32 minutes 30 seconds East 55 feet to the place of beginning.

BEING Parcel No. 32-003-204-001

BEING the same premises which Edward J. Donnelly, Sheriff of the County of Bucks, by Sheriff Deed having been sold 5/11/2012 and recorded 7/26/2012 in the Office of the Recorder of Deeds in and for the County of Bucks in Instrument No. 2012061016, granted and conveyed unto Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2003-B, Asset Backed Pass-Through Certificates, Series 2003-B, in fee.

BEING the same premises which Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2003-B, Asset Backed Pass-Through Certificates, Series 2003-B by Deed dated 3/13/2013 and recorded 4/30/13 in the Office of the Recorder of Deeds in and for the County of Bucks in Instrument No. 2013035759, granted and conveyed unto Alexei Vavreniuk, in fee.

Being the same premises which Alexei Vavreniuk by Deed dated 06/04/2013 and recorded on 06/05/2013 in Bucks County Recorder of Deeds in Instrument# 2013046978, granted and conveyed unto Alexei Vavreniuk and Tatiana Grate, in fee.

UNDER AND SUBJECT to agreements and restrictions of record.
TOGETHER with all and singular the (buildings,) improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, here ditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of they the said Grantors, 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 {with the buildings and improvements thereon erected} and with the 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 behalf of the said Grantee, their heirs and assigns, as sole owner.

AND the said Grantors, for themselves, their heirs, executors and administrators do hereby covenant, promise and agree, to and with the said Grantee, their heirs and assigns, by these presents, that they said Grantors and ,their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns against they the said Grantors and ,their, heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will SUBJECT AS AFORESAID WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party{ies} of the first part have hereunto set her, hand(s) and seal{s}. Dated the day and year first above written.
Sealed and Delivered

IN THE PRESENCE OF US:

_____

Alexei Vavreniuk

Tatiana Grate

State of PA :
County of BUCKS

On this, the 8th *day of* June, 2022, *before me, a Notary Public for the State of* PA, *personally appeared*

Alexei Vavreniuk and Tatiana Grate

known to me {satisfactorily proven} to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

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

.....
Notary Public

My commission expires:

Commonwealth of Pennsylvania - Notary Seal
ANNE DRANIKOV, Notary Public
Bucks County
My Commission Expires April 2, 2025
Commission Number 1247821

DEED

FROM:

Alexei Vavreniuk and Tatiana Grate

TO:

Tatiana Grate

PREMISES:

246 Hulmeville Avenue
Penndel, PA 19047

The address of the above-named Grantee(s) is:
246 Hulmeville Avenue
Penndel PA 19047

On Behalf of the Grantee(s)

REV-183 ex (2-15)

TW File # 10490382
File # FUA 9661

RECORDERS USE ONLY
STATE TAX PAID
BOOK NUMBER
PAGE NUMBER
DATE RECORDED

PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

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

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

Name:	Telephone Number:
First USA Abstract, Inc.	

Mailing Address	City	State	Zip
1456 County Line Rd	Huntingdon Valley	PA	19006

B. TRANSFER DATA MM/DD/YYYY

Date of Acceptance of Document

GRANTOR(S)/LESSOR(S)	Telephone Number:	GRANTEE(S)/LESSEE(S)	Telephone Number:
Alexei Vavreniuk and Tatiana Grate		Tatiana Grate	

MAILING ADDRESS	CITY	STATE	ZIP CODE
240 Hulmeville Ave	Penndel	PA	19047

MAILING ADDRESS	CITY	STATE	ZIP CODE
240 Hulmeville Ave	Penndel	PA	19047

C. REAL ESTATE LOCATION

STREET ADDRESS	CITY, TOWNSHIP, BOROUGH
240 Hulmeville Avenue	Warminster Township

COUNTY	SCHOOL DISTRICT	TAX PARCEL NUMBER
Bucks	Bucks	32003204001

D. VALUATION DATA –

WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? ☐ Y ☐ N

1. ACTUAL CASH CONSIDERATION	2. OTHER CONSIDERATION	3. TOTAL CONSIDERATION
$1.00	+ 0.00	= $1.00
4. COUNTY ASSESSED VALUE	**5. COMMON LEVEL RATIO FACTOR**	**6. Computed Value**
$ 23,480.00	X 12.05	= $ 282,934.00

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

1a. AMOUNT OF EXEMPTION CLAIMED	1b. PERCENTAGE OF GRANTOR'S INTEREST IN REAL ESTATE	1c. PERCENTAGE OF GRANTOR'S INTEREST CONVEYED
50%	50%	50%

2. Check Appropriate Box Below for Exemption Claimed.

☐ Will or intestate succession. _____ (Name of Decedent) _____ Estate File Number

☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)

☐ Transfer from a trust. Date of transfer into the trust _____.
If trust was amended attach a copy of original and amended trust.

☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)

☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)

☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)

☒ Other (Please explain exemption claimed. transfer from two partners to only one, therefore 50% tax exempt

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

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY	DATE MM/DD/YYYY
	6/8/22

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

State Transfer Tax

IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY, PENNSYLVANIA

COMMUNITY OPTIONS, INC., Appellant,	:	
v.	:	No. 2026-00732-48
ZONING HEARING BOARD OF PENNDEL BOROUGH, Appellee, &	:	LAND USE APPEAL
BOROUGH OF PENNDEL, Intervenor	:	

ORDER

AND NOW, this ____ day of _____ , 2026, upon consideration of the attached Stipulation signed by counsel for the parties, it is hereby **ORDERED** that the attached Stipulation dated _____ , 2026, is APPROVED as an Order of this Court, and shall be enforced accordingly.

BY THE COURT:

_____ ,
J.

IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY, PENNSYLVANIA

COMMUNITY OPTIONS, INC., Appellant,	:	
v.	:	No. 2026-00732-48
ZONING HEARING BOARD OF PENNDEL BOROUGH, Appellee, &	:	LAND USE APPEAL
BOROUGH OF PENNDEL, Intervenor	:	

STIPULATION FOR SETTLEMENT

This Stipulation is entered into this _____ day of _____ , 2026, by and between Appellant, Community Options, Appellee, Zoning Hearing Board of Penndel Borough, and Intervenor, the Borough of Penndel, by and through his/her/its respective counsel, as settlement of the above-captioned action, as follows:

1. The notice of violation issued by the Borough to Appellant, Community Options, dated August 15, 2025 is hereby withdrawn in its entirety.

2. The determination and decision of the Appellee, Zoning Hearing Board, shall be null and void.

3. The subject property identified as 566 Bellevue Avenue shall be used as a residence for Appellant's clients, with staff and employees arriving at the property in shifts to assist the residents.

4. All staff at the property, to the extent possible and in consideration of shift changes, shall park in the driveway area on the property. To the extent that a staff member or

employee needs to park on the street due to shift change or other obstacle in the driveway, the staff member or employee shall move his/her vehicle to the driveway area as soon as practical upon removal of the obstacle.

5. Appellant, Community Options shall provide a telephone number and other contact information to the Borough in the event of complaints lodged with the Borough about the property and/or emergency situations.

6. Upon execution of this Stipulation, and approval of this Court, the above-captioned land use appeal shall be marked as discontinued and ended by Appellant.

IN WITNESS WHEREOF, the parties above-captioned, by and through his/her/its counsel of record, hereby agree to the terms as set forth above.

Acknowledged and agreed upon by:

McNEES WALLACE & NURICK LLC

By: _____

Veronica L. Morrison (PA ID #310095)
Jeffrey Esch McCombie (PA ID #318733)
Brigid L. Khuri (PA ID #315274)
Attorneys for Appellant

_____

Bernadette A. Kearney, Esquire
Hamburg, Rubin, Mullin, Maxwell, & Lupin, PC
1684 S. Broad Street, Suite 230
P.O. Box 1479
Lansdale, PA 19446-5422
Tel: 215.661.0400
Fax: 215.661.0315
BKearney@HRMML.com

Counsel for Zoning Hearing Board of Penndel Borough

_____

Barbara M. Kirk, Esquire
Hill Wallack, LLP
1000 Floral Vale Blvd, Suite 300
Yardley, PA 19067
Tel: 267.794.6102
Fax: 215.579.9248
bkirk@hillwallack.com

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the *Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts* that require filing confidential information and documents differently than non-confidential information and documents.

Barbara M. Kirk, Esquire
Hill Wallack, LLP
1000 Floral Vale Blvd, Suite 300
Yardley, PA 19067
Tel: 267.794.6102
Fax: 215.579.9248
bkirk@hillwallack.com
Counsel for Borough of Penndel