



**Property Information                      Request Information                      Update Information**

File#:	BS-X01798-1749999967	Requested Date:	11/22/2024	Update Requested:
Owner:	Danbury, Jeffrey R	Branch:		Requested By:
Address 1:	632 KINGS RD	Date Completed:	12/10/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	MORRISVILLE, PA	# of Parcel(s):	1	

**Notes**

CODE VIOLATIONS                      Per Lower Makefield Township Department of Zoning there are No Code Violation cases on this property.

Collector: Lower Makefield Township  
Payable Address: 1100 Edgewood Road, Yardley, PA 19067  
Business# 267-274-1104

PERMITS                      Per Lower Makefield Township Department of Building There are multiple Open permits on this property. Please refer to the attached document for more information

Collector: Lower Makefield Township  
Payable Address: 1100 Edgewood Road, Yardley, PA 19067  
Business# 267-274-1104

SPECIAL ASSESSMENTS                      Per Lower Makefield Township Tax Collector there is a Lien on this property. Please refer to the attached document for more information.

Collector: Lower Makefield Township  
Payable Address: 1100 Edgewood Road, Yardley, PA 19067  
Business# 215-493-2332

DEMOLITION                      NO



UTILITIES

WATER

Account #: NA  
Payment Status: NA  
Status: Pvt & Non-Lienable  
Amount: NA  
Good Thru: NA  
Account Active: NA  
Collector : Pennsylvania American Water  
Payable Address : 852 Wesley Drive Mechanicsburg, PA 17055  
Business#: 800-5657292

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

SEWER

Account #: 0027309461517624  
Payment Status: Delinquent  
Status: Pvt & Non-Lienable  
Amount: \$294.56  
Good Thru: 12/27/2024  
Account Active: Yes  
Collector : Aqua America  
Payable Address : 762 West Lancaster Ave., Bryn Mawr, PA 19010  
Business#: 877-987-2782

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

# LOWER MAKEFIELD TOWNSHIP

BUCKS COUNTY, PENNSYLVANIA

PERMIT NO. 3424

## APPLICATION FOR BUILDING PERMIT

THE UNDERSIGNED HEREBY APPLIES FOR A PERMIT TO BUILD ACCORDING TO THE FOLLOWING SPECIFICATIONS AND FOR A CERTIFICATE OF OCCUPANCY WHEN BUILDING HAS BEEN COMPLETED AND DULY INSPECTED BY THE ENFORCEMENT OFFICER.

**1. Location** 20-37-26

Kings Road  
 LOT NO. 30 PLOT Edgewood Park  
 STREET NO.

**2. Owner and Contractor:**

A. OWNER NAME David Miller  
 ADDRESS 607 E. Lincoln Hwy PHONE Longhorse Pa

B. CONTRACTOR NAME Some  
 ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

**3. Does the Proposed Building Include:**

<input checked="" type="checkbox"/> NEW PRINCIPAL STRUCTURE	<input type="checkbox"/> ALTERED PRINCIPAL STRUCTURE
<input type="checkbox"/> NEW ACCESSORY STRUCTURE	<input type="checkbox"/> ALTERED ACCES. STRUCTURES

**4. Building Size Data:**

	Pres. Principal	Prop. Principal	Pres. Accessory	Prop. Accessory
FRONT WIDTH		<u>58'</u>		
REAR WIDTH		<u>58'</u>		
OVERALL LENGTH (MAXIMUM) DEPTH		<u>30'</u>		
NO. OF STORIES		<u>2</u>		
HGT. AT EAVES (FROM AV. GRADE)		<u>23'</u>		
MAXIMUM HEIGHT (FROM AV. GRADE)		<u>24'</u>		
<b>TOT. SQ. FOOTAGE</b>		<u>2769</u>		

**5. Special Districts:**

FIRE	REFUSE	LIGHTING	SCHOOL	OTHER

**6. Number of Rooms**

BASEMENT	<input checked="" type="checkbox"/>	2ND. FLOOR	<u>5</u>
1ST FLOOR	<u>4</u>	3RD. FLOOR	

**7. Uses of Principal Buildings: (Check by Floors)**

Present-Proposed		Present-Prop.	
SINGLE RESIDENT	<input type="checkbox"/>	HOTEL	<input checked="" type="checkbox"/>
DOUBLE RESIDENT	<input type="checkbox"/>	MOTEL	<input type="checkbox"/>
MULTIPLE RESIDENT	<input type="checkbox"/>	ROOMING HOUSE	<input type="checkbox"/>
STORE	<input type="checkbox"/>	GAS STATION	<input type="checkbox"/>
OFFICE	<input type="checkbox"/>	RESTAURANT	<input type="checkbox"/>
SHOP	<input type="checkbox"/>	FACTORY (MFG.)	<input type="checkbox"/>
FARM	<input type="checkbox"/>	WAREHOUSE	<input type="checkbox"/>

**8. Uses of Accessory Buildings: (Explain)**

BUILDING	Present	Proposed
BUILDING		
BARN		
GARAGE		
SHED		
STOREHOUSE		

None

**9. Yard Size Data:**

	SIDE			Front	Rear
	Total	L	R		
MEASURED FROM PRESENT PRINCIPAL BUILDING ON PRESENT LOT					
MEASURED FROM PRESENT ACCESSORY BUILDING ON PRESENT LOT					
MEASURED FROM PROPOSED PRINCIPAL BUILDING ON PROPOSED LOT	<u>104 x 170</u>	<u>28</u>	<u>15</u>	<u>40</u>	<u>101</u>
MEASURED FROM PROPOSED ACCESSORY BUILDING ON PROPOSED LOT					

**10. Frame:**

	FLOORS		
	1	2	3
MASONRY (SOLID)	<input checked="" type="checkbox"/>		
REINFORCED CONCRETE		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
STRUCTURAL STEEL			
WOOD			

**11. Lot Size Data**

		CORNER LOT <u>No.</u>	
PRESENT LOT	<u>104x170</u>	COVERAGE % PRIN.	<u>7.2%</u>
WIDTH	<u>104</u>		
LENGTH	<u>170</u>		
SQUARE FEET	<u>17,680</u>		
PROPOSED LOT			
WIDTH			
LENGTH			
SQUARE FEET			

**12. Zoning District Data:**

	Present	Proposed
RESIDENTIAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMERCIAL	<input type="checkbox"/>	<input type="checkbox"/>
INDUSTRIAL	<input type="checkbox"/>	<input type="checkbox"/>
RURAL	<input type="checkbox"/>	<input type="checkbox"/>
NON-CONFORMING	<input type="checkbox"/>	<input type="checkbox"/>

**13. Utilities Data:**

	Present	Proposed
WATER - PUBLIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PRIVATE	<input type="checkbox"/>	<input type="checkbox"/>
SEWER - PUBLIC SANITARY	<input type="checkbox"/>	<input type="checkbox"/>
PRIVATE "	<input type="checkbox"/>	<input type="checkbox"/>
SEPTIC TANK-TILE FIELD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OTHER	<input type="checkbox"/>	<input type="checkbox"/>
SEWER-PUBLIC STORM	<input type="checkbox"/>	<input type="checkbox"/>
PRIVATE STORM	<input type="checkbox"/>	<input type="checkbox"/>
GAS SERVICE - PUBLIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PRIVATE	<input type="checkbox"/>	<input type="checkbox"/>
ELEC. SERVICE - PUBLIC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PRIVATE	<input type="checkbox"/>	<input type="checkbox"/>

**HEALTH PERMIT #** 20-37-26

14. Construction Data:

FOUNDATION & CELLAR

	DEPTH	WIDTH	AREA
CONCRETE	8"	16"	Footings
CONCRETE BLOCK			
CINDER BLOCK	8'4"	8"	Basement
PIERS			

HEIGHT OF FOUNDATION WALL ABOVE GROUND AT HIGHEST POINT 16"

WILL CELLAR BE UNDER ENTIRE BUILDING? No

15. Clay & Sand

NATURE AND KIND OF EARTH BUILDING IS TO BE BUILT UPON (STATE WHETHER THERE IS ANY FILLED GROUND).

16. Structural Data:

	FLOORS		
	1	2	3
FLOOR JOIST SIZE	2x8	2x8	
FLOOR JOIST SPAN	12'	13'	Doubled on 4' C
DIST. ON CENTERS	16"	16"	
CEILING JOIST SIZE			2x6
CEILING JOIST SPAN			13'6"
DIST. ON CENTERS			24"
RAFTER SIZE			2x6
RAFTER SPAN			14'
DIST. ON CENTER			24"

17. Floor Construction:

	FLOORS		
	1	2	3
WOOD JOISTS	✓	✓	
STEEL JOISTS			
MILL TYPE			
REINFORCED CONCRETE			

18. Wall Construction

	FLOORS		
	1	2	3
THICKNESS	8"	4 1/2"	4 1/8"

19. Heating:

	UNIT	CONV.
HOT AIR-FORCED	OIL	✓
GRAVITY	GAS	
HOT WATER-FORCED	COAL	
GRAVITY	STOKER	
VAPOR	ELEC.	
RADIANT		

20. Walls: (check by floors)

BEVEL SIDING		STONE VENEER	
WIDE SIDING		STONE OR MASONRY	
DROP SIDING		ARTIFICIAL STONE	
WOOD SHINGLE	102	PLATE GLASS	
ASPHALT SHINGLE		HOLLOW TILE	
ASBESTOS SHINGLE		CONCRETE	
STUCCO ON FRAME		CINDER BLOCK	
STUCCO ON MASONRY		CONCRETE BLOCK	
BRICK VENEER	Foot 1	BRICK ON MASONRY	

21. Roof Data:

TYPE	MATERIAL & SIZE
SLOPED	SHINGLE W
PITCHED	SHINGLE A
HIPPED	ASPHALT
FLAT	SLATE
	STEEL
	ALUMINUM

22. Construction Chimneys

MATERIALS Cinder block

SIZE OF FLUE LINING 8x8

23.

KIND AND SIZE OF WATERPIPES 1/2" copper

24. Property Factors:

STREET	TOPOGRAPHY
PAVED	LEVEL
SEMI-IMPROVED	HIGH
DIRT	LOW
SIDEWALKS	FLOOD AREA
CURBS	SWAMPY

25. Special Permit or Variance:

IS SPECIAL PERMIT OR VARIANCE REQUIRED?

YES \_\_\_\_\_ NO

IF YES DESCRIBE \_\_\_\_\_

26.

ESTIMATED COST \$ 20,000

27. Signature of Applicant

DATE 4/14/62

NAME Frank Mellich

28. Building Permit

GRANTED \_\_\_\_\_

NOT GRANTED \_\_\_\_\_

REASON NOT GRANTED \_\_\_\_\_

DATE 4/16/62

FEE \$ 105

Harry W. Ball  
ENFORCEMENT OFFICER

29. Signature of:

Owner \_\_\_\_\_

Contractor Frank Mellich

LOWER MAKEFIELD TOWNSHIP  
1100 EDGEWOOD ROAD  
YARDLEY, PA 19067

# BUILDING PERMIT

AMOUNT PAID

DEPT. FILE COPY

\$50.00 Bldg. Fee

VALIDATION

APPLICANT Brian & Rosemary Robinson DATE 12-10 19 93 PERMIT NO. 22227  
ADDRESS 632 Kings Road, Yardley, Pa. 19067  
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO install fence (TYPE OF IMPROVEMENT) ( ) STORY (PROPOSED USE) NUMBER OF DWELLING UNITS \_\_\_\_\_  
NO. \_\_\_\_\_

AT (LOCATION) 632 Kings Road, Yardley, Pa. 19067 ZONING DISTRICT R-2  
(NO.) (STREET)  
BETWEEN 20-37-26 AND \_\_\_\_\_  
(CROSS STREET) (CROSS STREET)

SUBDIVISION Edgewood Park LOT 30 BLOCK \_\_\_\_\_ LOT SIZE \_\_\_\_\_

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE \_\_\_\_\_ USE GROUP \_\_\_\_\_ BASEMENT WALLS OR FOUNDATION \_\_\_\_\_ (TYPE)

REMARKS: Install 4' high post & rail fence to enclose the rear yard, no fence to be along right rear lot line. Note: no physical connection to the neighboring fence.

AREA OR VOLUME \_\_\_\_\_ ESTIMATED COST \$ 1200.00 PERMIT FEE \$ 50.00 Bldg  
(CUBIC/SQUARE FEET)

OWNER Brian & Rosemary Robinson  
ADDRESS 632 Kings Rd., Yardley, Pa. 19067

BUILDING DEPT. BY TERRY S. FEDORCHAK, TWP. MGR.

LOWER MAKEFIELD TOWNSHIP  
1100 EDGEWOOD ROAD  
YARDLEY PA 19067

# BUILDING PERMIT

AMOUNT PAID

DEPT. FILE COPY

\$131.00 BLDG. FEE  
50.00 ELEC FEE  
\$181.00 TOTAL FEE

VALIDATION

DATE 5-18-04 PERMIT NO. 34677  
APPLICANT Peberdy Carpentry, 521 Sycamore Ave, Croydon PA 19021  
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO re-roof & patio/porch (TYPE OF IMPROVEMENT) ( ) STORY (PROPOSED USE) NUMBER OF DWELLING UNITS

AT (LOCATION) 632 Kings Rd, Yardley pA 19067 ZONING DISTRICT R-2  
(NO.) (STREET)  
BETWEEN 20-037-026 AND (CROSS STREET) (CROSS STREET)

SUBDIVISION Edgewood Park, Sec 1 LOT 30 BLOCK LOT SIZE

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION  
Remove old shingles and install 30 year dimensional shingles over 15# felt. All debris to be removed from site.

TO TYPE \_\_\_\_\_ USE GROUP \_\_\_\_\_ BASEMENT WALLS OR FOUNDATION \_\_\_\_\_ (TYPE)

REMARKS: Approved to replace existing concrete pad, with 20' X 14' screened in porch off the rear of the house as indicated on the site plan.

AREA OR VOLUME \_\_\_\_\_ ESTIMATED COST \$ 10,500.00 PERMIT FEE \$ 131.00 BLDG. 50.00 ELEC  
(CUBIC/SQUARE FEET)

OWNER Rosemary Robinson  
ADDRESS 632 Kings Rd., Yardley PA 19067

*Nancy R. Frick*  
BUILDING DEPT.  
BY NANCY R. FRICK, ZONING OFFICER



# HIST-40352

Historical Building Accessory Uses

Status: Active

Submitted On: 5/6/2020

## Primary Location

632 KINGS RD

YARDLEY, PA 19067

## Owner

## Building

Unit ID	Permit Type
12134	Building
Bldg Issued Date	Bldg Expiration Date
1900-01-01	1900-01-01
Bldg Occupancy Date	Bldg Type of Permit
1900-01-01	Fence
Bldg Estimated Cost	Asset ID Name (Permit File)
4895.0	Building



# HIST-43270

Historical Building  
Alteration/Renovation  
Status: Active  
Submitted On: 6/8/2020

## Primary Location

632 KINGS RD  
YARDLEY, PA 19067













## Owner

## Building

<b>🔒 🗑️ Unit ID</b>	<b>🔒 🗑️ Permit Type</b>
12254	Building
<b>🔒 🗑️ Bldg Issued Date</b>	<b>🔒 🗑️ Bldg Expiration Date</b>
2020-06-23	2021-06-23
<b>🔒 🗑️ Bldg Occupancy Date</b>	<b>🔒 🗑️ Bldg Type of Permit</b>
1900-01-01	Installation
<b>🔒 🗑️ Bldg Estimated Cost</b>	<b>🔒 🗑️ Bldg Description of Permit</b>
6435.0	Approved for installation of siding in accordance with manufacturers specifications.
<b>🔒 🗑️ Asset ID Name (Permit File)</b>	
Building	



# Inspections

  <b>Unit ID</b>	  <b>Inspection Category</b>
12254	Building
  <b>Inspection Name</b>	  <b>Inspection Date</b>
Final Building	2020-08-27
  <b>Inspection Status</b>	  <b>Inspection By</b>
Approved	Frank Orfe



### HIST-40032

Historical Building  
Alteration/Renovation  
Status: Active  
Submitted On: 9/22/2020

### Primary Location

632 KINGS RD  
YARDLEY, PA 19067

### Owner

## Building

<b>Unit ID</b>	<b>Permit Type</b>
12889	Building
<b>Bldg Issued Date</b>	<b>Bldg Expiration Date</b>
1900-01-01	1900-01-01
<b>Bldg Occupancy Date</b>	<b>Bldg Type of Permit</b>
1900-01-01	Driveway
<b>Bldg Estimated Cost</b>	<b>Asset ID Name (Permit File)</b>
10540.0	Building



# HIST-45260

## Historical Building Alteration/Renovation

Status: Active



Submitted On: 6/2/2022

### Building

Unit ID	Permit Type
15818	Building
Bldg Issued Date	Bldg Expiration Date
2022-06-03	2023-06-03
Bldg Occupancy Date	Bldg Type of Permit
1900-01-01	Installation
Bldg Estimated Cost	Bldg Description of Permit
0.0	Approved to install paver patio in accordance with approved plan.
Asset ID Name (Permit File)	
Building	

### Zoning



Unit ID	Permit Type
15818	Zoning

  **Zone Issued Date**

1900-01-01

  **Zone Expiration Date**

1900-01-01

  **Zone Occupancy Date**

1900-01-01

  **Zone Type of Permit**

Zoning

  **Zone Type of Work**

New

23-47680-0/BU4/DFM  
PORTNOFF LAW ASSOCIATES, LTD.  
BY: RUSSELL E. BRYANT, ESQUIRE  
P.O. BOX 391  
NORRISTOWN, PA 19404  
(866) 211-9466

ATTORNEY FOR PLAINTIFF  
ATTORNEY ID 328139

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Lower Makefield Township : IN THE COURT OF COMMON PLEAS  
1100 Edgewood Road :  
Yardley, PA 19067 : BUCKS COUNTY, PA  
Plaintiff :  
vs. : NO.  
Jeffrey R. Danbury :  
Melissa Danbury : IN REM  
Defendants :

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### MUNICIPAL CLAIM

Lower Makefield Township hereby files a lien for non-payment of sewer fees for the period 1st quarter of 2021 through 1st quarter of 2022, duly assessed against the following owners and described property in accordance with an Ordinance of Lower Makefield Township, pursuant to the fee schedule which is attached hereto.

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

#### OWNER NAMES AND

#### LAST KNOWN MAILING ADDRESS

#### PROPERTY

#### AMOUNT

Jeffrey R. Danbury  
Melissa Danbury  
632 Kings Road  
Yardley, PA 19067

632 Kings Road  
L Makefield Township, Pennsylvania  
Tax Parcel No. 20-037-026

\$1,468.43

Respectfully submitted,

PORTNOFF LAW ASSOCIATES, LTD.

Date: October 11, 2023

BY: /s/ Russell E. Bryant

RUSSELL E. BRYANT, ESQUIRE  
Attorney for Plaintiff

## Fee Schedule

<b>ACTION</b>	<b>COLLECTION FEES</b>
Validation notice	\$25.00 per notice
Notice of delinquent claim and fee shifting	\$40.00 per notice, plus applicable postage
Bookkeeping fee for Payment Plan of 3 months or less	\$25.00
Bookkeeping fee for Payment Plan more than 3 months	\$50.00
Handling Fee for Returned Check	\$25.00

<b>ACTION</b>	<b>ATTORNEY FEES</b>
Initial review and sending first legal demand letter	\$175.00
File Lien and prepare Satisfaction	\$250.00
Prepare Writ of Scire Facias	\$250.00
Prepare and mail letter under Pa. R.C.P. §237.1	\$50.00
Prepare Default Judgment	\$175.00
Research, prepare and obtain re-issued Writ	\$175.00
Prepare Praecipe to Amend	\$100.00
Prepare Motion to Amend	\$150.00
Present Motion to Amend	\$50.00
Obtain vehicle identification number (VIN) for mobile home	\$100.00
Prepare Motion for Alternate Service	\$250.00
Present Motion for Alternate Service	\$50.00
Prepare Motion to Consolidate Claims	\$250.00
Present Motion to Consolidate Claims	\$50.00
Prepare Motion to Add United States as defendant	\$250.00
Present Motion to Add United States as defendant	\$250.00
Prepare Writ of Execution	\$800.00
Preparation for sheriff's sale; Review Schedule of Distribution and Resolve Distribution Issues	\$400.00
Prepare Motion to Continue Sheriff's sale	\$50.00
Present Motion to Continue Sheriff's sale	\$50.00
Prepare Petition for Free and Clear Sale	\$400.00
Present Petition for Free and Clear Sale	\$50.00
Services not covered above	At an hourly rate between \$75.00-\$275.00 per hour

There may also be added to a delinquent account the costs, expenses and fees incurred in collection such as, but not limited to, postage, title searches, court fees and sheriff fees. Additionally, should a lien be filed, interest in accordance with 53 P.S. § 7143 of the Municipal Claims and Tax Liens Act will begin to accrue on the date of the filing of the lien and will continue to accrue on a daily basis, increasing the amount of the balance due.

The collection fees and the attorney fees listed above will be assessed only if the corresponding action is performed. If legal proceedings had begun prior to the mailing of this letter, one or more of the actions listed above may have been performed and the corresponding fee(s) may have been assessed prior to the date of this letter.

*Lower Makefield Township*