



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
April 4, 2024
Bensalem Township Building
7:00 pm

LIST OF APPLICATIONS

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – March 7, 2024
4. **Continued hearing for LL Pepper, LLC (Attn: Lawrence P. Ceresani)** **Appeal #2023-4084**
Location: 4570 Bristol Rd
Tax Parcel: 02-016-263-002
Request: Variance to allow storage containers on property closer than 10 feet to any other structure, building setback.
Attorney: Andrew Stoll, Esquire
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5. **Continued hearing for Perryville Hospitality, LLC** **Appeal #2023-4175**
Location: Lincoln Highway
Tax Parcel: 02-001-035
Request: Variances from the lot size, woodland disturbance, steep slop disturbance, loading and unloading space, sign size to construct a self-storage facility. A special exception from the building height.
Attorney: Edward F. Murphy, Esquire.
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6. **Continued hearing for Umar Farooq** **Appeal #2023-4509**
Location: 2309 Brown Ave
Tax Parcel: 02-036-283
Request: Variance for lot area, off street parking and fence height and location for garage to be converted to single family residence.
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7. **Continued hearing for Richard S. Hannye** **Appeal #2023-4516**
Location: 2123 River Road
Tax Parcel: 02-064-123
Request: Variance for impervious coverage and concrete work in a 100 year floodplain.
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8. **Continued hearing for Kamlesh C, Reshma K and Rimpal Patel** **Appeal #2024-0339**
Location: 5107 Inlet Dr
Tax Parcel: 02-074-162
Request: Variance for impervious coverage and retaining wall setbacks.
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9. **Continued hearing for Jose Marrero** **Appeal #2024-0413**
Location: 1905 Brown Ave
Tax Parcel: 02-039-157
Request: variance for shed to larger than 25% of the main dwelling and variance for impervious surface to exceed 45%.
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10. **Continued hearing for Tom Hughes - Squire Home Builders, LLC** **Appeal #2024-0490**
Location: Paris Ave & Cedar Ave
Tax Parcel: 02-007-124-002
Request: Variance for lot area, front yard setback and driveway width.
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11. **Continued hearing for Tom Hughes - Squire Home Builders, LLC** **Appeal #2024-0493**
Location: Kay Ave & Cedar Ave
Tax Parcel: 02-007-116-001
Request: Variance for lot area, front yard setback and driveway width.
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12. **Continued hearing for Tom Hughes – Squire Home Builders, LLC** **Appeal #2024-0492**
Location: 2514 Linconia Ave
Tax Parcel: 02-007-044-002
Request: Variance for lot area, front yard setback and driveway width.
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13. **Hearing for Javier Alvarado** **Appeal #2024-0833**
Location: 6059 Hulmeville Rd
Tax Parcel: 02-052-012
Request: Variance to allow multiple dwelling on a property in an R-1 zoning district
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14. **Hearing for Ken Cimino** **Appeal #2024-0836**
Location: 2302 Bristol Pike
Tax Parcel #02-061-090
Request: Variance for impervious surface coverage for deck, variance to allow multiple dwellings in an R-2 zoning district.
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15. **Hearing for Bristol Road Commons Associates LLC** **Appeal #2024-0857**
Location: 700 Bristol Pike
Tax Parcel: 02-023-001
Request: Use variance for fitness center, variance for front yard setback, parking setbacks and number of parking spaces for proposed construction.
Attorney: Michael J. Meginniss, Esquire
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16. **Hearing for Carrabba's Italian Grill LLC, a Florida limited liability company** **Appeal #2024-0863**
Location: 3210 Tillman Dr
Tax Parcel: 02-035-001-006
Request: Variance for lot width for Carrabba's Restaurant.
Attorney: Lauri G. Golden, Director, Senior Real Estate Council
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17. **Continued hearing for Anthony Byrne** **Appeal #2023-4342**
Location: 6435 Lewisville Ave
Tax Parcel: 02-056-150
Request: Variance to construct pole barn in floodplain and to be 130% of the footprint of the principal dwelling.
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18. Correspondence

19. Adjournment

Prepared by: Iva

Posted: 3/27/2024

Advertised: 3/24/2024 & 3/31/2024