



# BENSALEM TOWNSHIP

Building and Planning Department  
Office 215-633-3644 • Fax 215-633-3753  
2400 Byberry Road • Bensalem PA 19020  
[www.bensalempa.gov](http://www.bensalempa.gov)

Zoning Hearing Board  
Monthly Meeting  
February 7, 2019  
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 – January 10, 2019
4. **Hearing for Rick Mills** **Appeal #2019-701**  
Location: 2431 Forrest Ave  
Tax Parcel: 02-032-046-001  
Request: Variance for setback of garage less than 5 ft and footprint to be larger than 25% of principal structure.
5. **Hearing for Frank Lippincott** **Appeal #2019-703**  
Location: 6213 Lewisville Ave  
Tax Parcel: 02-055-978  
Request: Variance for setback of garage less than 5 ft and footprint to be larger than 25% of principal structure.
6. **Hearing for Eldow Varghese** **Appeal #2019-705**  
Location: 3241 West End Ave  
Tax Parcel: 02-004-027  
Request: Variance for height of fence.
7. **Continued hearing for Lawrence Kajkowski** **Appeal #2018-653**  
Location: 3431 Bristol Pk  
Tax Parcel: 02-075-019  
Request: Variance for expansion of a non-conforming use by 243%, variance for parking within 25 feet of lot lines.
8. **Continued hearing for Neshaminy Winding Brook LLC** **Appeal #2018-655**  
Location: Route 1 & Rockhill Dr (Neshaminy Mall)  
Tax Parcel: 02-001-037-002  
Request: Variances to build a WaWa Food Market with gas dispensers, parking and signage.
9. **Hearing for Mahani, LLC** **Appeal #2018-656**  
Location: 1548 Bristol Pk  
Tax Parcel: 02-030-013  
Request: Variance to use 2<sup>nd</sup> floor of structure as two bedroom apartment.
10. **Hearing for Pete's Express Bensalem, LP** **Appeal #2018-657**  
Location: 1504, 1526 and 1540 Street Rd  
Tax Parcel: 02-043-130, 02-043-132, 02-043-129-002, 02-043-131 and 02-043-129-003  
Request: Variance to use property as an automobile wash.

11. **Hearing for Dennis Bobakov** **Appeal #2019-702**  
Location: 1202 Gibson Rd  
Tax Parcel: 02-046-045  
Request: Variance to use property as residence and special event facility.
12. **Hearing for Giles & Ransome** **Appeal #2019-704**  
Location: 2975 Galloway Rd  
Tax Parcel: 02-033-066  
Request: Variance for impervious coverage, green area, side and rear yard setbacks for minor subdivision.
13. Correspondence
14. Adjournment

Prepared by: Iva  
Posted: 1/31/2019  
Advertised: 1/25/19 & 2/1/2019