



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
March 7, 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 – February 1, 2024
4. **Continued Hearing for Albert B. Moore** **Appeal #2023-3783**
Location: 1060 Tennis Ave
Tax Parcel: 02-029-033
Request: Variance for side yard setback to build laundry room addition
[View Plans](#)
5. **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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6. **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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7. **Continued hearing for Purvi LLC** **Appeal #2024-0163**
Location: 2277 Old Lincoln Highway
Tax Parcel: 02-010-001-001
Request: Setbacks, lot size, parking and Use Variance to permit reconstruction of a Hilton Hotel and Quick Service Restaurant to replace the existing hotel on the property.
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8. **Hearing for Maria J. Diaz** **Appeal #2024-0247**
Location: 898 Station Ave
Tax Parcel: 02-060-016
Request: Variance for garage to be greater than 25% of main structure and variance to be closer to street line than principle building.
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9. **Hearing for Arthur Anderson** **Appeal #2024-0309**
Location: 1158 Bristol Pike
Tax Parcel: 02-029-229
Request: Variance for impervious coverage, side yard and rear yard setback and parking to construct addition.
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10. **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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11. **Hearing for Arturo Santiago** **Appeal #2024-0368**
Location: 2835 Pearl Ave
Tax Parcel: 02-043-037
Request: Variance for accessory structure to be less than 10 ft from other structure.
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12. **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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13. **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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14. **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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15. **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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16. Correspondence
17. Adjournment