



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
December 7, 2023
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 – November 2, 2023
4. **Hearing for MAR-MAR Builders, Inc.** **Appeal #2023-3704**
Location: 1186 Byberry Rd
Tax Parcel: 02-074-110
Request: Variance for disturbance of woodlands, variance to permit twin dwelling units, lot area, lot width, impervious coverage, front yard, side yard setbacks.
Attorney: Edward F. Murphy, Esquire.
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5. **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 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.
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7. **Hearing for Jan Smiarowski** **Appeal #2023-3903**
Location: 2888 Century La
Tax Parcel: 02-034-001
Request: Variance to construct chicken coops and additional paving within a floodplain. A variance to construct chicken coops within a wetland buffer.
Attorney: Shawn E. Ward, Esquire
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8. **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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9. **Hearing for Jeffrey Alligood** **Appeal #2023-4210**
Location: 107 Graystone Dr
Tax Parcel: 02-006-001-042
Request: Variance for rear yard setback to construct deck.
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10. **Hearing for Kevin Wilson** **Appeal #2023-4234**
Location: 3943 Gloucester Ct
Tax Parcel: 02-076-200
Request: Variance for deck to exceed maximum building coverage
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11. **Hearing for Harold Richard Garten** **Appeal #2023-4239**
Location: 869 Bristol Pike
Tax Parcel: 02-029-280
Request: Variance to use the finished space over garage as a studio apartment.
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12. **Hearing for Outdoor Partnership, LLC** **Appeal #2023-4238**
Location: 445 Mill Road
Tax Parcel: 02-023-027
Request: Variances from Section 232-353 and 232-354 to permit a digital outdoor advertising sign and a variance from section 232-714(c)(2)(d)(i) and 232-714 (c)(2)(d)(1)(ii) to permit one on premise freestanding Advertising sign.
Attorney: Michael S. DiCroce, Esquire
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13. Correspondence
14. Adjournment