



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
February 4, 2021
Bensalem Township Building
6:30 pm

LIST OF APPLICATIONS

Note: all attendees of the Zoning Hearing Board Hearing shall visit the Bensalem Township Website and review the procedure policy and down load the Visitor Health Questionnaire on the main page www.bensalempa.gov

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – December 3, 2020
4. **Continued hearing for Elias Souza** **Appeal #2020-4066**
Location: 1144 Dana Ave
Tax Parcel: 02-029-207
Request: Variance for garage and greenhouse to exceed 25% of the area of the principal dwelling.
Attorney: David M. Shafkowitz (Shafkowitz Law Group, P.C.)
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5. **Hearing for Jonathan Calpin** **Appeal #2021-0031**
Location: 3703 Spruce Ave
Tax Parcel: 02-005-054
Request: Variance for setback requirements for constructing a shed.
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6. **Hearing for Red Rhino Car Wash 3, LLC** **Appeal #2021-0224**
Location: 3511 Bristol Pike
Tax Parcel: 02-075-012
Request: Special Exception to construct an electronic sign.
Attorney: Michael J. Meginniss (Begley Carlin & Mandio, LLP)
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7. **Hearing for Chick-fil-A** **Appeal #2021-0263**
Location: 3621 Horizon Blvd
Tax Parcel: 02-001-018-026
Request: Setback, coverage and buffer variances to modify the existing Drive-thru.
Attorney: Michael J. Meginniss (Begley Carlin & Mandio, LLP)
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8. **Continued hearing for Sri Gyatri Corporation (Arpan (Andy) Patel)** **Appeal #2020-4159**
Location: 4000 Bristol Pk
Tax Parcel: 02-076-070 & 02-076-074-001
Request: Variances to construct three story Hotel with 75 rooms.
Attorney: Alan W. Todvine (Begley Carlin & Mandio, LLP)
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9. **Continued hearing for B & A Property LLC** **Appeal #2020-4124**
Location: 4220 Bristol Rd
Tax Parcel: 02-017-114-001
Request: Variance to use property for truck parking.
Attorney: Michael Carr (EastBurn and Gray P.C.)
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10. **Continued hearing for LIDL US Operations, LLC** **Appeal #2020-4184**
Location: 4007-37 Hulmeville Rd
Tax Parcel: 02-041-021; 02-041-022 and 02-041-022-001
Request: Variance to use property for a Grocery Store, variances for buffer area, impervious coverage and sign area
Attorney: Matthew J. McHugh (Klehr Harrison Harvey Branzburg LLP)
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11. **Hearing for Federation Housing, Inc.** **Appeal #2021-0232**
Location: 4701 Somerton Rd
Tax Parcel: 02-003-006-003
Request: Variances to construct Senior Rental housing units.
Attorney: Edward F. Murphy (Wisler Pearlstine, LLP)
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12. Correspondence
13. Adjournment

Prepared by: Iva
Posted: 1/22/2021
Advertised: 1/22/2021 & 1/27/2021