



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
July 9, 2025
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 – June 5, 2025
4. **Continued hearing for C & M Best Choice LLC** **Appeal #2025-0274**
Location: 4128 Street Rd
Tax Parcel: 02-001-009-001
Request: Variance to permit multiple signs to be over required 50 square feet.
Attorney: Dave Shafkowitz, Esquire
[View Plans](#)
5. **Continued hearing for Soutchay Chareunsack** **Appeal #2025-1063**
Location: 2019 River Rd
Tax Parcel: 02-064-056-001
Request: Variance for fence height in front yard.
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6. **Continued hearing for Serge Katsin** **Appeal #2025-1210**
Location: 1236 Whittier Ave
Tax Parcel: 02-026-017-001
Request: Variance for front yard setback for existing deck constructed on the property.
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7. **Continued hearing for Afzalshoh Naimov** **Appeal #2025-1598**
Location: 1900 Virginia Ave
Tax Parcel: 02-043-008
Request: Variance for fence in front yard to exceed 4 feet and framework to face out on existing fence and setback for an existing shed.
View Plans
8. **Hearing for Robert Jo Lucas** **Appeal #2025-1686**
Location: 525 Wicker Ave
Tax Parcel: 02-065-008
Request: Variance for side yard setback for green house & deck separation less than 10 feet from garage.
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9. **Hearing for Agnesa & Mitchel Leyzerzon** **Appeal #2025-1778**
Location: 4726 Oak Ave
Tax Parcel: 02-005-279
Request: Variance for to allow existing structure to be utilized as two (2) dwellings.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio LLP
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10. **Hearing for Gerardo Perez** **Appeal #2025-1833**
Location: 2547 Atlantic Ave
Tax Parcel: 02-039-039
Request: Variance for front yard setback to construct a sunroom.
[View Plans](#)
11. **Hearing for Francis W. Bitting** **Appeal #2025-1836**
Location: 2183 Dunksferry Rd
Tax Parcel: 02-039-152
Request: Variance for lot area, lot frontage, width, front yard setback, side yards to subdivide lot and construct a dwelling on new lot
Attorney: Marc D. Jonas, Esquire
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12. Correspondence
13. Adjournment

*Prepared by: Iva
Posted: 6/30/2025
Advertised: 6/27/2025 & 7/3/2025*