



# BENSALEM TOWNSHIP

Building and Planning Department  
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Zoning Hearing Board  
Monthly Meeting  
June 5, 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 – May 1, 2025
4. **Continued hearing for Eli Ceron** **Appeal #2025-0633**  
Location: 2846 Street Rd  
Tax Parcel: 02-037-005  
Request: Variance to keep wall signs which covers more than 10% of the building façade.  
[View Plans](#)
5. **Continued hearing for James A. and Christine A. Grey** **Appeal #2025-0685**  
Location: 4259 Roberts Cir  
Tax Parcel: 02-077-026  
Request: Variance for size of shed exceeding 25% of the principal structure.  
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6. **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. **Hearing for Nick Orrison** **Appeal #2025-1543**  
Location: 197 Graystone Dr  
Tax Parcel: 02-007-002-058  
Request: Variance for rear yard setback for proposed deck.  
[View Plans](#)
8. **Hearing for Perryville Hospitality, LLC** **Appeal #2025-1569**  
Location: Lincoln Hwy (US RTE 1)  
Tax Parcel: 02-001-035  
Request: Special exception for height; variances for woodlands, steep slopes, lot area, loading and unloading space and sign size to construct a 4 story self-storage facility.  
Attorney: Edward F. Murphy, Esquire – Wisler Pearlstine, LLP  
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9. **Hearing for David Marshall** **Appeal #2025-1593**  
Location: 5729 Dunbar Ct  
Tax Parcel: 02-049-275  
Request: Variance for pool to be less than 10 feet from side yard and variance for shed to be less than 5 feet from rear and side yard.  
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10. **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.  
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11. **Hearing for Matthew Binder** **Appeal #2025-1610**  
Location: 1053 Clemens Ct  
Tax Parcel: 02-059-013-011  
Request: Variance for fence height in front yard to be 6 feet.  
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12. **Hearing for Brad Riegel** **Appeal #2025-1620**  
Location: 4554 E. Yates Rd  
Tax Parcel: 02-077-080  
Request: Variance for size of garage to be greater than 25% of the main structure.  
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13. **Hearing for Richard & Cynthia Nagel** **Appeal #2025-1741**  
Location: 1466 Cambridge Pl  
Tax Parcel: 02-092-209  
Request: Variance for front yard setback to construct a porch.  
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14. **Hearing for ADE LLC** **Appeal #2025-1700**  
Location: 987 & 1001 Bristol Pike  
Tax Parcel: 02-029-303 & 02-029-304  
Request: Use variance to permit apartments in a G-C Zoning District. Variance for impervious coverage, front and side yard setback (non-conforming), parking setback (non-conforming), buffer yards (non-conforming) and from providing a loading and unloading zone.  
Attorney: Bryce H. McGuigan, Esquire – Begley Carlin & Mandio  
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15. Correspondence
16. Adjournment

Prepared by: Iva  
Posted: 5/30/2025  
Advertised: 5/23/2025 & 5/30/2025  
5/25/2025 & 6/1/2025