



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
October 2, 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 – September 4, 2025
4. **Extension request for Luber 74 LLC; Now Costa Homes, Inc.** **Appeal #2023-2637**
Location: 2025 State Rd
TP #02-064-058
Request: Variance to preserve less than the minimum 50% of natural and open space.
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP
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5. **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
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[View Additional Plans](#)
6. **Continued 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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7. **Continued hearing for Biplob Acharioy** **Appeal #2025-2183**
Location: 3638 Morrow Dr
Tax Parcel: 02-011-156
Request: Variance for rear yard setback to construct addition.
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8. **Continued hearing for Ionna LLC** **Appeal #2025-2511**
Location: 2200 Bristol Rd
Tax Parcel: 02-051-007
Request: Variance for front yard setback, number of required parking spaces and vision obstruction to construct EV charging stations with canopy.
Attorney: Tyler T. Prime, Esquire
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9. **Continued hearing for Bristol FC LLC** **Appeal #2025-2167**
Location: 4550 Bristol Rd
Tax Parcel: 02-016-263
Request: A use variance to permit an indoor soccer facility and front yard setback, building and impervious coverage and required parking.
Attorney: Michael J. Meginniss, Esquire – Begley Carlin & Mandio, LLP
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10. **Continued hearing for Chirag Banker & Sapnaben Banker** **Appeal #2025-2783**
Location: 114 Derby La
Tax Parcel: 02-033-007-016
Request: Variance for rear yard setback to construct a deck.
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11. **Hearing for Chaitaliben & Kirtan Patel** **Appeal #2025-3096**
Location: 1420 Lavender Rd
Tax Parcel: 02-032-185
Request: Variance for side yard setback to construct a deck.
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12. **Hearing for David Veneziale** **Appeal #2023-3223**
Location: 1157 Lowell Ave
Tax Parcel: 02-029-234
Request: Variance for front yard setback to construct a deck.
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13. **Hearing for Shyam Builders, LLC** **Appeal #2024-2114**
Location: Wine Ave & McKinley Ave
Tax Parcel: 02-039-107
Request: Variance for lot area to be less than 7500 sq ft and variance for front yard setback to be less than 25 ft to construct a single-family dwelling. **(Remanded appeal back to ZHB from Judges Order)**
Attorney: Bryce McGuigan, Esquire – Begley, Carlin & Mandio, LLP
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14. Correspondence
15. Adjournment

Prepared by: Iva
Posted: 9/25/25
Advertised: 9/21/25 & 9/28/25