



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalemtwp.org

Zoning Hearing Board
Monthly Meeting
September 4, 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 – August 7, 2025
4. **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.
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5. **Continued 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 LLP
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6. **Continued hearing for Adilya Ulfanova** **Appeal #2025-2090**
Location: 1018 Weybridge Ct
Tax Parcel: 02-072-132
Request: Variance for building coverage & shed to be less than 10 ft from existing structure:
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7. **Continued hearing for Robert Schiefer Jr.** **Appeal #2025-2128**
Location: 231 Hemlock Ave
Tax Parcel: 02-064-084
Request: Variance for impervious coverage to construct a handicap ramp and landing.
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8. **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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9. **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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10. **Hearing for Ricardo & Lisa Zaragoza** **Appeal #2025-2795**
Location: 1371 Lavender Rd
Tax Parcel: 02-062-023-001
Request: Variance for front yard setback to construct a covered front porch.
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11. **Hearing for Janine Lively-Mason** **Appeal #2025-2855**
Location: 111 Master Ave
Tax Parcel: 02-006-001-007
Request: Variance for impervious surface coverage for existing paver patio and walkway.
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12. **Hearing for Kim D. Crispo** **Appeal #2025-2874**
Location: 519 Station Ave
Tax Parcel: 02-060-045 & 02-060-046
Request: Variance for accessory structure setback and accessory structure footprint to exceed 25%.
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13. **Hearing for Shyam Builders LLC** **Appeal #2025-2880**
Location: Clive Ave & Street Rd
Tax Parcel: 02-066-037, 02-066-038, 02-066-039, 02-066-040, 02-066-041, 02-066-042, 02-066-043
Request: Variance for woodland disturbance and lot width to permit 3 lot subdivision.
Attorney: Bryce H. McGuigan, Esquire – Begley Carlin & Mandio LLP
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14. Correspondence
15. Adjournment

Prepared by: Iva

Posted: 8/27/2025

Advertised: 8/22/2025 & 8/29/2025