



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
April 1, 2021
Bensalem Township Building
7:00 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 –March 4, 2021
4. **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.)
5. **Continued hearing for Michael and Patricia Leshner** **Appeal #2021-0472**
Location: 1060 Elwood Ave
Tax Parcel: 02-029-132
Request: Variance to add an additional rental unit in the rear structure.
6. **Continued hearing for Rhema Life Church c/o Francisque Meristal** **Appeal #2021-0308**
Location: 3190 Tremont Ave
Tax Parcel: 02-008-019
Request: A use and parking variance to permit a religious use in the L-I Zoning District.
Attorney: Ameer S. Farrell, Esquire (Kaplin Stewart, P.C.)
7. **Continued hearing for Kawaljit Singh/BRS Real Estate, LLC** **Appeal #2021-0521**
Location: 3585 Bristol Rd
Tax Parcel: 02-019-091-002
Request: Variances to construct convenience store, fuel dispenser facility and 3 bay auto repair.
Attorney: Shawn D. Ward and Associates
Representative: John A. Teets (John Teets Architect)
8. **Extension request for Faith Unity Inc.** **Appeal #2015-441**
Location: 3850 Richlieu Rd
Tax Parcel: 02-001-055-002
Request: Extension of time for previous granted variances.
9. **Hearing for Prince Varghese** **Appeal #2021-0882**
Location: 113 Derby La
Tax Parcel: 02-033-007-035
Request: Variance for rear yard setback to construct a deck.

10. **Hearing for Elias Souza** **Appeal #2021-0884**
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.
11. **Hearing for R&I Sinai Group Inc.** **Appeal #2021-0921**
Location: 3143 Lincoln Hwy
Tax Parcel: 02-001-063
Request: Variance to use property as a motor vehicle trucking yard or terminal.
12. **Hearing for James J. Kelly III** **Appeal #2021-0948**
Location: 3132 Prospect Ave
Tax Parcel: 02-004-239-001 and 02-004-239
Request: Variance for lot to be less than 12,000 sq ft.
13. Correspondence
14. Adjournment

Prepared by: Iva
Posted: 3/25/2021
Advertised: 3/19/2021 & 3/25/2021