



# BENSALEM TOWNSHIP

Building and Planning Department  
Office 215-633-3644 • Fax 215-633-3753  
2400 Byberry Road • Bensalem PA 19020  
[www.bensalempa.gov](http://www.bensalempa.gov)

Zoning Hearing Board  
Monthly Meeting  
December 7, 2023  
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 – November 2, 2023
4. **Hearing for MAR-MAR Builders, Inc.** **Appeal #2023-3704**  
Location: 1186 Byberry Rd  
Tax Parcel: 02-074-110  
Request: Variance for disturbance of woodlands, variance to permit twin dwelling units, lot area, lot width, impervious coverage, front yard, side yard setbacks.  
Attorney: Edward F. Murphy, Esquire.
5. **Hearing for Perryville Hospitality, LLC** **Appeal #2023-4175**  
Location: Lincoln Highway  
Tax Parcel: 02-001-035  
Request: Variances from the lot size, woodland disturbance, steep slop disturbance, loading and unloading space, sign size to construct a self-storage facility. A special exception from the building height.  
Attorney: Edward F. Murphy, Esquire.
6. **Continued Hearing for Albert B. Moore** **Appeal #2023-3783**  
Location: 1060 Tennis Ave  
Tax Parcel: 02-029-033  
Request: Variance for side yard setback to build laundry room addition.
7. **Hearing for Jan Smiarowski** **Appeal #2023-3903**  
Location: 2888 Century La  
Tax Parcel: 02-034-001  
Request: Variance to construct chicken coops and additional paving within a floodplain. A variance to construct chicken coops within a wetland buffer.  
Attorney: Shawn E. Ward, Esquire
8. **Hearing for LL Pepper, LLC (Attn: Lawrence P. Ceresani)** **Appeal #2023-4084**  
Location: 4570 Bristol Rd  
Tax Parcel: 02-016-263-002  
Request: Variance to allow storage containers on property closer than 10 feet to any other structure, building setback.  
Attorney: Andrew Stoll, Esquire

9. **Hearing for Jeffrey Alligood** **Appeal #2023-4210**  
Location: 107 Graystone Dr  
Tax Parcel: 02-006-001-042  
Request: Variance for rear yard setback to construct deck.
10. **Hearing for Kevin Wilson** **Appeal #2023-4234**  
Location: 3943 Gloucester Ct  
Tax Parcel: 02-076-200  
Request: Variance for deck to exceed maximum building coverage
11. **Hearing for Harold Richard Garten** **Appeal #2023-4239**  
Location: 869 Bristol Pike  
Tax Parcel: 02-029-280  
Request: Variance to use the finished space over garage as a studio apartment.
12. **Hearing for Outdoor Partnership, LLC** **Appeal #2023-4238**  
Location: 445 Mill Road  
Tax Parcel: 02-023-027  
Request: Variances from Section 232-353 and 232-354 to permit a digital outdoor advertising sign and a variance from section 232-714(c)(2)(d)(i) and 232-714 (c)(2)(d)(1)(ii) to permit one on premise freestanding Advertising sign.  
Attorney: Michael S. DiCroce, Esquire
13. Correspondence
14. Adjournment

Prepared by: Iva  
Posted: 12/4/2023  
Advertised: 11/24/2023 and 11/30/2023