



BENSALEM TOWNSHIP

Building and Planning Department

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2400 Byberry Road • Bensalem PA 19020

www.bensalemna.gov

Zoning Hearing Board
Monthly Meeting
March 3, 2022
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 – February 3, 2022
4. **Continued hearing for Susan and Daniel Halpin** **Appeal #2021-4490**
Location: 757 Cliff Rd
Tax Parcel: 02-078-068
Request: Variances for footprint, setbacks, building area and impervious surface coverage to build detached garage.
5. **Continued hearing for Hashaam Shahid** **Appeal #2021-4778**
Location: 2074 New York Ave
Tax Parcel: 02-060-040
Request: Variance for lot width, lot area, front and side yard setback to construct single family dwelling.
6. **Extension Request for Faith Unity Inc.** **Appeal #2015-441**
Location: Richlieu Rd
Tax Parcel: 02-001-055-002
Request: Extension of prior approved variance to permit disturbance of woodlands.
Attorney: Stanton C. Kelton III Esquire
7. **Hearing for Jan Smarowski** **Appeal #2022-0273**
Location: 2888 Century La
Tax Parcel: 02-024-001
Request: Variance for sheds, paving & chicken coops to be placed within the floodway and 100 year floodplain.
8. **Hearing for Justino Vardgas** **Appeal #2022-0319**
Location: 1080 Totem Rd a/d/a Neshaminy St
Tax Parcel: 02-076-090-001
Request: Variance to build single family dwelling without the required street frontage.
Attorney: Shawn Ward, Esquire

9. **Hearing for Kevin Holzshu** **Appeal #2022-0361**
Location: 1063 Bolton Ct
Tax Parcel: 02-072-225
Request: Variance for pool to be less than 10 ft from property line and rear and side yard setback for deck.
Attorney: Kenneth Federman, Esquire
10. **Hearing for Justin Ginion** **Appeal #2022-0507**
Location: 2604 Bowman Ave
Tax Parcel: 02-062-314
Request: Variance for pole barn to exceed 25% of the principal structure.
11. **Hearing for Triple Net Investments LXVII LLC, et al.** **Appeal #2022-0510**
Location: 4636 Somerton Rd
Tax Parcel: 02-003-002
Request: Building coverage, impervious coverage, green area, lot width and setback variances to subdivide lot into two and build an industrial building on one of the lots.
Attorney: Edward F. Murphy, Esquire
12. **Hearing for BCME Property Management LLC c/o Edward Rodgers** **Appeal #2022-0513**
Location: 4851 Street Rd
Tax Parcel: 02-004-184-001
Request: Steep slope, parking and landscaping variances to convert single family dwelling into office with parking.
Attorney: Debra A. Shulski, Esquire
13. **Hearing for Keystone Outdoor Advertising Co. Inc.** **Appeal #2022-0521**
Location: 2301 Lincoln Highway
Tax Parcel: 02-010-001-001
Request: Variance for landscaping setbacks and, digital billboard face replacement for an electronic graphic display sign. A special exception to permit an electronic graphic display sign.
Attorney: Michael J. Meginniss, Esquire
14. **Hearing for Byberry Woods, LLC** **Appeal #2022-0524**
Location: 1282 Byberry Rd
Tax Parcel: 02-033-108; 02-033-109; 02-033-109-001
Request: Variance for building height to be 35 feet instead of maximum height of 30 feet
Attorney: Michael J. Meginniss, Esquire
15. Correspondence
16. Adjournment

*Prepared by: Iva
Posted: 2/25/2022
Advertised: 2/18/2022 & 2/24/2022*