



# BENSALEM TOWNSHIP

Building and Planning Department  
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2400 Byberry Road • Bensalem PA 19020  
[www.bensalempa.gov](http://www.bensalempa.gov)

Zoning Hearing Board  
Monthly Meeting  
February 4, 2021  
Bensalem Township Building  
6:30 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](http://www.bensalempa.gov)**

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – December 3, 2020
4. **Continued hearing for Elias Souza** **Appeal #2020-4066**  
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.  
Attorney: David M. Shafkowitz (Shafkowitz Law Group, P.C.)
5. **Hearing for Jonathan Calpin** **Appeal #2021-0031**  
Location: 3703 Spruce Ave  
Tax Parcel: 02-005-054  
Request: Variance for setback requirements for constructing a shed.
6. **Hearing for Red Rhino Car Wash 3, LLC** **Appeal #2021-0224**  
Location: 3511 Bristol Pike  
Tax Parcel: 02-075-012  
Request: Special Exception to construct an electronic sign.  
Attorney: Michael J. Meginniss (Begley Carlin & Mandio, LLP)
7. **Hearing for Chick-fil-A** **Appeal #2021-0263**  
Location: 3621 Horizon Blvd  
Tax Parcel: 02-001-018-026  
Request: Setback, coverage and buffer variances to modify the existing Drive-thru.  
Attorney: Michael J. Meginniss (Begley Carlin & Mandio, LLP)
8. **Continued hearing for Sri Gyatri Corporation (Arpan (Andy) Patel)** **Appeal #2020-4159**  
Location: 4000 Bristol Pk  
Tax Parcel: 02-076-070 & 02-076-074-001  
Request: Variances to construct three story Hotel with 75 rooms.  
Attorney: Alan W. Todvine (Begley Carlin & Mandio, LLP)
9. **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.)

10. **Continued hearing for LIDL US Operations, LLC** **Appeal #2020-4184**  
Location: 4007-37 Hulmeville Rd  
Tax Parcel: 02-041-021; 02-041-022 and 02-041-022-001  
Request: Variance to use property for a Grocery Store, variances for buffer area, impervious coverage and sign area  
Attorney: Matthew J. McHugh (Klehr Harrison Harvey Branzburg LLP)
  
11. **Hearing for Federation Housing, Inc.** **Appeal #2021-0232**  
Location: 4701 Somerton Rd  
Tax Parcel: 02-003-006-003  
Request: Variances to construct Senior Rental housing units.  
Attorney: Edward F. Murphy (Wisler Pearlstine, LLP)
  
12. Correspondence
  
13. Adjournment

Prepared by: Iva  
Posted: 1/22/2021  
Advertised: 1/22/2021 & 1/27/2021