

**NOTICE**  
**BRISTOL TOWNSHIP ZONING HEARING BOARD**

Notice is hereby given that the Bristol Township Zoning Hearing Board will hold their regular meeting on Monday evening, November 8, 2021 at 7:00 pm at the Bristol Township Municipal Building, 2501 Bath Road, Bristol PA 19007 to consider the following:

1. Aleksandr Prozorov, 508 Redcone St., Feasterville PA requesting variances from Chapter 205-128.A.- clear site triangle, Chapter 205-127.A.- vehicle accessway, Chapter 205-109 – buffer yards, Chapter 205-122 – off-street loading, Chapter 205-37 – dimensional requirements and Chapter 205-120(55) off street parking in order to construct a warehouse/garage for a contracting business w/accessory office on the property located at 601 State Road, Croydon (Tax Parcel #5-001-070) in a C-Commercial zoned district of Bristol Township.
2. Lenderle DeLaCruz, 35 Rambler Lane, Levittown PA (Tax Parcel #5-038-435) requesting variance from Chapter 205-29.E.2 – side yard setback, in order to install a patio at the above noted location in an R-3 Residential zoned district of Bristol Township.
3. James Gardner, 514 Browns Lane, Croydon PA requesting a special exception from Chapter 205-36 – Permitted Uses, in order to operate an auto repair shop on the property located at 2925 Veterans Highway, Bristol PA (Tax Parcel 5-024-011) in a C-Commercial & TC Town Center (Overlay) zoned district of Bristol Township.
4. Parliament Durham LLC, 900 W. Jefferson St., Phila PA requesting a variance from Chapter 205-36.A(17)(D13), in order to permit a former tavern to be converted to a craft brewery which will have seating for ten (10) people on the property located at 2621 Durham Road, Bristol PA (Tax Parcel#5-020-027) in a C-Commercial zoned district of Bristol Township.
5. PER-SONS Associates LP/Henry Perotti Jr. & Raymond Perotti, 2605 Durham Road, Bristol PA (Tax Parcels #5-020-026-003 & #5-020-027) requesting variances from Chapter 205-37.D. (impervious surface ratio) and Chapter 205-120.A.(19) (off-street parking) to create extra shared parking for both Lot 1 & Lot 2 at the above noted location in a C-Commercial zoned district of Bristol Township.
6. Paul D. Leinheiser, 570 Otter Street, Bristol PA requesting variances from Chapter 205-61(D) (impervious surface ratio) and Chapter 205-122.F. (off-street loading) in order to construct a 6,500 sf warehouse on the property located at 1615 Manning Blvd., Levittown PA (Tax Parcel #5-069-067-002) in an M-2 Heavy Manufacturing zoned district of Bristol Township.

Any person or persons desirous to attend to speak for or against these applications may do so during this meeting.

Bristol Township Zoning Hearing Board

**ADVERTISEMENT:**  
**October 25<sup>th</sup> \* November 1st, 2021**

