

**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, December 13, 2021 at 7:00 pm at the Bristol Township Municipal Building, 2501 Bath Road, Bristol PA 19007 to consider the following:

1. Bristol Realty Group LLC, PO Box 5, Flourtown PA requesting variances from Chapter 205-36 (use variance), 205-109.B (buffer yard), 205-16.F.4.f (accessory uses), 205-16.F.4.g (business activity), 205-107.A (base site area), 205-118.F (location of parking spaces), 205-120 (parking spaces), 205-130.B (special setback), 205-134.B.1(fence), 205-159.B.3 (sign), 205-Attachment 6 (B)(2) (uses), 205-Attachment 6 (B)(9)(b) (freestanding signs) and 205-37.E.(3) (rear yard setback) in order to construct a self-storage facility with site improvements on the property located at 1502-1510 Haines Road, Levittown PA 19055 (Tax Parcel #5-75-228) in a C-Commercial zoned district of Bristol Township.
2. BCCI Levittown LLC, 4121 Oregon Pike, Brownstown PA requesting a variance from Chapter 205-61.D. – Area and dimensional requirements, and an interpretation of or variance from Chapter 205-120.A(52) – Off Street Parking, in order to construct a Distribution/Cold Storage Facility on the property located at 6201 Bristol Pike, Bristol PA (Tax Parcel #5-73-116) in an M-2 Heavy Manufacturing zoned district of Bristol Township.
3. Thomas Snyder, 130 Elmwood Ave., Feasterville/Trevose PA requesting variances from Chapter 205-11 (Definitions), 205-23.E.1 (front yard setback) and 205-108.B. (Floodplain Soils) in order to construct a single family dwelling on the property located at 3321 Ford Road, Bristol PA (Tax Parcel #5-24-82) in an R-1 Residential zoned district of Bristol Township.
4. Lyudmyla Zelinska, 12 Oswin Turn, Langhorne PA requesting a special exception from Chapter 205-36.A. (Uses) in order to operate an auto repair shop on the property located at 3701 Veterans Highway, Bristol (Tax Parcel #5-20-35-001) in a C-Commercial zoned district of Bristol Township.
5. Aerial Signs & Awnings Inc., 2333 Concord Road, Chester Township PA requesting an appeal and variances from Chapter 205-165.A.(2)(a) (area of building signs) and 205-161.H (roof signs & integral roof signs) in order to install signs, an architectural wall feature and faux storage doors on the property located at 2671 Durham Road, Bristol PA (Tax Parcels #5-20-003 & #5-20-003-001) in a C-Commercial 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:**  
**November 29<sup>th</sup> & December 6th, 2021**