



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem PA 19020
www.bensalempa.gov

Zoning Hearing Board
Monthly Meeting
September 11, 2024
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 – August 1, 2024
4. **Continued hearing for Alan Rivera and Megan Rodriguez Rivera** **Appeal #2024-1851**
Location: 4127 Spruce Ave
Tax Parcel: 02-005-343
Request: Variance for fence in 25 ft clear site triangle and 6 ft fence in front yard.
[View Plans](#)
5. **Continued hearing for First Choice Renovation & Development LLC** **Appeal #2024-2346**
Location: 4582 Belmont Ave
Tax Parcel: 02-018-048
Request: Variances for front yard setback, woodlands disturbance, steep slope disturbance to construct a single-family dwelling.
Attorney: Michael J. Meginniss, Esq – Begley Carlin & Mandio
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6. **Hearing for Rhonda Payne Harmon, Esq.** **Appeal #2024-2419**
Location: 1385 Chancellor Cir
Tax Parcel: 02-031-249
Request: Variance for maximum impervious surface to place a shed on the property.
[View Plans](#)
7. **Hearing for David Gill, Jr.** **Appeal #2024-2506**
Location: 1111 Gravel Pike
Tax Parcel: 02-030-051
Request: Variance for pool to be constructed less than 10 feet from detached garage and a front yard setback.
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8. **Hearing for John Kutschera, Jr.** **Appeal #2024-2723**
Location: 3208 State Rd
Tax Parcel: 02-068-045
Request: Variance for front yard setback to construct new single-family dwelling
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9. **Hearing for Carl Ruland – Fritz’s Bakery** **Appeal #2024-2767**
Location: 4201 Neshaminy Blvd #112
Tax Parcel: 02-001-055-001
Request: Variance to allow increase of square footage for sign.
[View Plans](#)
10. **Hearing for 850 Highland LLC** **Appeal #2024-2836**
Location: 863 Bristol Pike & 850 Highland Ave
Tax Parcel: 02-029-279, 02-029-084 & 02-029-278
Request: Variance for lot area, impervious surface coverage, front, side & rear yard setbacks to subdivide lots.
Attorney: Michael J. Meginniss, Esq – Begley Carlin & Mandio
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11. Correspondence
12. Adjournment

*Prepared by: Iva
Posted: 9/9/2024
Advertised: 8/28/2024 & 9/4/2024*