



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
February 1, 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 – January 10, 2024
4. **Continued hearing for MAR-MAR Builders, Inc.** **Appeal #2023-3704**
Location: 1186 Byberry Rd
Tax Parcel: 02-074-110
Request: Variance for disturbance of woodlands, variance to permit twin dwelling units, lot area, lot width, impervious coverage, front yard, side yard setbacks.
Attorney: Edward F. Murphy, Esquire.
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5. **Continued hearing for Perryville Hospitality, LLC** **Appeal #2023-4175**
Location: Lincoln Highway
Tax Parcel: 02-001-035
Request: Variances from the lot size, woodland disturbance, steep slop disturbance, loading and unloading space, sign size to construct a self-storage facility. A special exception from the building height.
Attorney: Edward F. Murphy, Esquire.
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6. **Continued hearing for Outdoor Partnership, LLC** **Appeal #2023-4238**
Location: 445 Mill Road
Tax Parcel: 02-023-027
Request: Variances from Section 232-353 and 232-354 to permit a digital outdoor advertising sign and a variance from section 232-714(c)(2)(d)(i) and 232-714 (c)(2)(d)(1)(ii) to permit one on premise freestanding Advertising sign.
Attorney: Michael S. DiCroce, Esquire
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7. **Continued hearing for Anthony Byrne** **Appeal #2023-4342**
Location: 6435 Lewisville Ave
Tax Parcel: 02-056-150
Request: Variance to construct pole barn in floodplain and to be 130% of the footprint of the principal dwelling.
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8. **Hearing for Umar Farooq** **Appeal #2023-4509**
Location: 2309 Brown Ave
Tax Parcel: 02-036-283
Request: Variance for lot area, off street parking and fence height and location for garage to be converted to single family residence.
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9. **Hearing for Richard S. Hannye** **Appeal #2023-4516**
Location: 2123 River Road
Tax Parcel: 02-064-123
Request: Variance for impervious coverage and concrete work in a 100 year floodplain.
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10. **Hearing for Vasyl and Vitaliya Fenynets** **Appeal #2024-0075**
Location: 3105 Prospect Ave
Tax Parcel: 02-004-269
Request: Variance for side yard & aggregate side yard setback, variance for impervious surface coverage and variance for shed/covered porch setbacks less than 5 ft.
[View Plans](#)
11. **Hearing for Purvi LLC** **Appeal #2024-0163**
Location: 2277 Old Lincoln Highway
Tax Parcel: 02-010-001-001
Request: Setbacks, lot size, parking and Use Variance to permit reconstruction of a Hilton Hotel and Quick Service Restaurant to replace the existing hotel on the property.
[View Plans](#)
12. Correspondence
13. Adjournment

Prepared by: Iva
Posted: 1/25/2024
Advertised: 1/21/2024 & 1/28/2024