



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
January 10, 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 – December 7, 2023
4. Re-organization of the Board
 - a.) Chairperson
 - b.) Vice-Chairperson
 - c.) Secretary
 - d.) Meeting dates
 - e.) Solicitor
 - f.) Court Reporter
 - g.) Clerk and fee
 - h.) Official Publication
5. **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.
[View Plans](#)
6. **Continued Hearing for Albert B. Moore** **Appeal #2023-3783**
Location: 1060 Tennis Ave
Tax Parcel: 02-029-033
Request: Variance for side yard setback to build laundry room addition
[View Plans](#)
7. **Continued hearing for Jan Smiarowski** **Appeal #2023-3903**
Location: 2888 Century La
Tax Parcel: 02-034-001
Request: Variance to construct chicken coops and additional paving within a floodplain. A variance to construct chicken coops within a wetland buffer.
Attorney: Shawn E. Ward, Esquire
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8. **Continued hearing for LL Pepper, LLC (Attn: Lawrence P. Ceresani)** **Appeal #2023-4084**
Location: 4570 Bristol Rd
Tax Parcel: 02-016-263-002
Request: Variance to allow storage containers on property closer than 10 feet to any other structure, building setback.
Attorney: Andrew Stoll, Esquire
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9. **Continued hearing for Jeffrey Alligood** **Appeal #2023-4210**
Location: 107 Graystone Dr
Tax Parcel: 02-006-001-042
Request: Variance for rear yard setback to construct deck.
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10. **Continued hearing for Kevin Wilson** **Appeal #2023-4234**
Location: 3943 Gloucester Ct
Tax Parcel: 02-076-200
Request: Variance for deck to exceed maximum building coverage
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11. **Continued hearing for Harold Richard Garten** **Appeal #2023-4239**
Location: 869 Bristol Pike
Tax Parcel: 02-029-280
Request: Variance to use the finished space over garage as a studio apartment.
[View Plans](#)
12. **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.
[View Plans](#)
13. **Continued hearing for Frank Bankard** **Appeal #2023-3863**
Location: 6365 Fernwood Ave
Tax Parcel: 02-056-62
Request: Variance to construct modular home in floodplain & variance for setback from top of stream bank.
[View Plans](#)
14. Correspondence
15. Adjournment

Prepared by: Iva
Posted: 1/3/2023
Advertised: 12/22/2023 & 1/3/2024