



# BENSALEM TOWNSHIP

Building and Planning Department  
Office 215-633-3644 • Fax 215-633-3753  
2400 Byberry Road • Bensalem PA 19020  
[www.bensalempa.gov](http://www.bensalempa.gov)

Zoning Hearing Board  
Monthly Meeting  
March 5, 2026  
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 – February 5, 2026
4. **Continued hearing for 1214 Bristol Andalusia LLC** **Appeal #2025-3674**  
Location: 1214 Bristol Pike  
Tax Parcel: 02-029-274  
Request: Variance to use property as gas station/convenience store, impervious coverage, front and side yard setback, off-street parking, loading/unloading space and buffer yard and planting strip from adjacent residential property.  
Attorney: Michael J. Meginniss, Esquire – Begley, Carlin & Mandio, LLP  
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5. **Hearing for Mary Ellen Fournier** **Appeal #2026-0347**  
Location: 6532 Lexington Court  
Tax Parcel: 02-091-346  
Request: Variance for shed and pool deck footprint to be greater than 25 percent of the principal structure and variance for shed to be less than 5 feet from rear yard.  
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6. **Hearing for Umar & Sabahat Farooq** **Appeal #2026-0490**  
Location: 2309 Brown Ave  
Tax Parcel: 02-036-283  
Request: Variance to use residential home as a personal office, lot area, lot frontage, off street parking, Maximum density.  
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7. **Hearing for Aleksandr Sachkov** **Appeal #2026-0493**  
Location: 570 Dunksferry Rd  
Tax Parcel: 02-075-069  
Request: Variance to increase impervious surface coverage, parking and rear yard setback to construct an addition.  
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8. **Hearing for Takhmina Umarova & Umed Sadullaev** **Appeal #2026-0494**  
Location: 4767 Street Rd  
Tax Parcel: 02-004-189  
Request: Variance to use property zoned BP as a residential home.  
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9. **Hearing for Bianca Santiago** **Appeal #2026-0537**  
Location: 642 Wallace Ave  
Tax Parcel: 02-060-025  
Request: Variance for accessory structure footprint and rear & side yard setback for garage addition and relocated shed.  
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10. **Hearing for Greyson Avery Holdings, LLC** **Appeal #2026-0548**  
Location: 1741 Woodhaven Dr  
Tax Parcel: 02-060-013-011  
Request: Variance for non-conforming front & side yard, side & rear yard setback, impervious & building coverage, and buffer yard requirements to construct an industrial accessory structure.  
Attorney: Bryce H. McGuigan, Esquire – Begley, Carlin & Mandio, LLP  
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11. Correspondence
12. Adjournment

Prepared by: Iva  
Posted: 2/25/2026  
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