



BENSALEM TOWNSHIP

Building and Planning Department
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Zoning Hearing Board
Monthly Meeting
April 2, 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 – March 5, 2026
4. **Hearing for Rita Ju** **Appeal #2026-0590**
Location: 2508 New Market Sq
Tax Parcel: 02-032-389
Request: Variance for rear yard setback to construct sunroom and setback for (2) existing sheds.
[View Plans](#)
5. **Hearing for George Wallace** **Appeal #2026-0705**
Location: 5725 Dunbar Ct
Tax Parcel: 02-049-273
Request: Variance for separation between proposed pool and existing shed and variance to keep fence seven (7) feet tall.
[View Plans](#)
6. **Hearing for David Cook** **Appeal #2026-0763**
Location: 2176 State Rd
Tax Parcel: 02-064-047
Request: Variance to allow eight (8) ft fence to be installed on property.
[View Plans](#)
7. **Hearing for Vitaly Ignatovets** **Appeal #2026-0824**
Location: 4733 Overland Rd
Tax Parcel: 02-019-072
Request: Variance for maximum accessory building footprint to exceed 25% of main dwelling and a front yard setback, side yard setback and distance between structures to construct a carport.
[View Plans](#)
8. **Hearing for Pen Ryn Estates** **Appeal #2026-0878**
Location: 1601 State Rd
Tax Parcel: 02-064-001.001
Request: Variance for distance to an access drive, rear yard setback, buffer yard requirements and loading and unloading spaces.
Attorney: Michael J. Meginniss, Esquire – Begley Carlin and Mandio, LLP
[View Plans](#)
9. Correspondence
10. Adjournment

Prepared by: Iva
Posted: 3/26/2026
Advertised: 3/20/2026 & 3/27/2026