



BETHEL TOWNSHIP

DELAWARE COUNTY

1092 BETHEL ROAD

GARNET VALLEY, PA. 19061

ZONING HEARING BOARD:

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Bethel Township Zoning Hearing Board report for July 2013.

In July the Board heard a variance request (2013-12) for a rear yard deck at 1033 Ryans Run with a setback of 22.5ft in lieu of the required 30ft. Property is zoned R3 and backs up to open space. This request was granted. The next meeting is scheduled for Wednesday August 28 at 7:00 PM. At this time the Board has three items on the agenda, the first (2013-13) is a request for a rear yard shed at 312 Winterset Drive Lot #33 in Winterset Farms. Applicant cannot place shed behind the dwelling as required due to an existing drainage ditch and is seeking relief from section 1907 of the Bethel Twp. Zoning Ordinance #182. The second (2013-14) is a total building coverage of 29.1% in lieu of the required 25% and a request for a rear yard shed at 310 Winterset Drive Lot #82 in Winterset Farms. Applicant is seeking relief from sections 1005.3 and 1907 of Bethel Twp Zoning Ordinance #182. The third (2013-15) is request for a 1ft side yard setback in lieu of the required 10 ft in order to construct a deck at 406 Pete's Way in Winterset Farms. Applicant is seeking relief from Bethel Twp. Zoning Ordinance#182 section 1005.2. All three of these properties are in the R-M Mobile Home District.

Respectfully Submitted,

Garry A. Lanahan
Chairman