



BETHEL TOWNSHIP

DELAWARE COUNTY

1092 BETHEL ROAD

GARNET VALLEY, PA. 19061

ZONING HEARING BOARD:

GARRY A. LANAHAN,
Chairman

THOMAS C. BOHNER,
Vice-Chairman

JESSE A. CHEYNEY,
Member

Phone: (610) 459-1529

Fax: (610) 459-2921

Email: betheltwp@comcast.net

www.twp.bethel.pa.us

Bethel Township Zoning Hearing Board report for May 2014

In May the Board heard three variance requests from Bethel Township Zoning Ordinance #182. The first **2014-04** a request for a 12 x 24 ft shed at #3550 Weller Drive. Applicant was seeking relief from section 1906.6 and was requesting the square footage to be 288 square feet in lieu of the allowable 200 square feet. Property is zoned R1. The second **2014-05** a request for an in ground pool and fence at #1049 High Meadow Lane. Applicant was seeking relief from sections 1915.7 and 196.2C. Applicant was requesting to install an in ground pool in the side yard along with a fence in the front yard setback. Property is zoned R1. The third **2014-06** a request for a deck and covered porch at #2003 Todd Lane. Applicant was seeking relief from section 805.1.G and requesting a rear yard setback of 16.73 ft in lieu of the required 30ft. Property is zoned R3. All three were granted. The next meeting is scheduled for Wednesday June 25 at 7:00PM. At this time the Board will be considering the following variance requests from Bethel Twp. Zoning Ordinance #182.

2014-07 Application of Andrew Abraham #1396 Brookcroft Lane. Applicant is seeking relief from sections 1916.1.C and 1916.2.C. Applicant is requesting to install a 6ft high privacy fence along the Foulk Road side of his dwelling. Property is a corner lot and any side of a dwelling that abuts a road is considered a front yard and is required to meet all front yard setbacks. A fence is not permitted in the front yard setback and cannot extend past the front of the dwelling. Property is zoned R1.

2014-08 Application of The Carlyle Group for property located at #304 Winterset Drive Lot #79. Applicant is seeking relief from sections 1005.3 and 1907 in order to install an 8ft x 8ft shed past the rear of the proposed dwelling along with a request to increase the total lot coverage from the allowable 25% to 28.4%.

All interested parties are welcome to attend/

Respectfully submitted,

Garry A. Lanahan
Chairman