



# BETHEL TOWNSHIP

DELAWARE COUNTY

1092 BETHEL ROAD

GARNET VALLEY, PA. 19061

## ZONING HEARING BOARD:

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## **Bethel Township Zoning Hearing Board**

A Hearing will be held by the Bethel Township Zoning Hearing Board on Thursday December 18, 2014 at 7:00 PM in the John L. Myers Municipal Building 1082 Bethel Road to consider the following variance request from Bethel Township Zoning Ordinance #182.

**2014- 16** Application of RDM management for property located at 1406 Naamans Creek Road (**Sunoco Station at Foulk & Naamans Creek Road**). Applicant is proposing to remove the existing service station building and adjoining bays with the Coffee Station to remain. All the existing gas pumps are to remain. The applicant is proposing to erect a new building divided in two portions; one being a convenience store including the sale of gas the other to be occupied by Dunkin Donuts with a Drive Through Window. Applicant is seeking relief from section 1104.2 in order to permit a Drive Through Window. Applicant is also seeking relief from sections 1103.3, 1104.3, 1104.4, 1805.7, 1807.2, 1808.2B, 1916.1.C, 1706.3.C, 1706.3.E (1), and 1706.3.E (2). Applicant is requesting a 40ft front yard setback in lieu of the required 50ft. Applicant is seeking relief from the 50ft buffer strip required when a commercial property abuts a residential property along with the landscaping required in this buffer strip. Applicant is requesting a 15ft wide drive aisle in lieu of the required 16ft. Applicant is requesting to allow the Loading Zone not to be entirely located on the lot as required. Applicant is requesting to allow a portion of the parking area to not contain a 5ft wide landscaping strip. Applicant is requesting to allow a privacy fence to extend past the front building line. Applicant is requesting a menu board sign of 50 square feet in lieu of the allowable 25 square feet. Applicant is also requesting three wall signs in lieu of two, along with wall signs to be 39.23 square feet in lieu of the maximum permitted 25 square feet. Property is a corner lot zoned C1 Commercial and is currently nonconforming. All interested parties are welcome to attend.

Garry A. Lanahan  
Chairman