

Bethel Township Zoning Hearing Board report for June 2015

The Board had three items on the agenda in June, the first **(2014-16)** a request for a Dunkin Donuts at 1406 Naamans Creek Road. Following is a list of each variance request:

1. Applicants request for a variance from Section 1103.3 requesting a 40ft front yard setback in lieu of the required 50ft was granted.
2. Applicants request for a variance from Section 1805.7: to allow a 15ft wide drive isle in lieu of the required 16 ft was granted.
3. Applicants request for a variance from Section 1808.2B: To allow a portion of the parking areas to not contain a 5 ft wide landscaping strip was granted
4. Applicants request for a variance from Section 1706.3.C: To allow a menu board sign containing up to 50 sq ft in lieu of the maximum permitted 25 sq ft was granted.
5. Applicants request for a variance from Section 1706.3E(2) to allow 2 wall signs to contain 39.23 sq ft in lieu of the maximum permitted 25 sq ft was granted.
6. Applicanta request foe a variance from Section 1706.3E(1): to permit a third wall sign where only 2 are permitted was denied.
7. Applicant request for a variance from Section 1916.1.C; To allow a privacy fence to extend pass the front building line was denied.
8. Applicants request for a variance from Section 1104.3 was denied. Applicant was requesting a privacy fence instead of the required 50ft buffer strip. Applicant is obtaining a 50 ft wide buffer strip from the adjoining neighbor.
9. Applicants request for a variance from Section 1104.4 was denied. Applicant was asking for small buffer strip and privacy fence instead of the required 50 ft buffer strip.
10. 10 Applicants request for a variance from Section 1807.2: To allow a loading zone to not be located entirely on the proposed lot as required was granted.
11. Applicants request for a variance from Section 1104.2 requesting the use of a drive through service was granted.

The next item on the agenda **(2015-03)** was an application of Robert & Teresa Darby #3551 Dogwood Drive. Applicant was seeking relief from section 1606.7.B and was requesting a rear yard setback of 14.6 ft in lieu of the required 20 ft in order to expand an existing patio. The final item **(2015-04)** was an application of William & Sharon Herker for property located at #5171 Concord Road. Applicant was seeking relief from section 1102 and was requesting a use variance to build a home and garage on a C1 property.

Garry a. Lanahan
Chairman