

Bethel Township Zoning Hearing Board report for April 2016.

There were two items on the agenda Aprils meeting. The first, a pool request at #1051 Green Glen Drive was granted and the second, a Use Variance request for Childrens Day Care at #2001 will be continued at the May 25 meeting at 7:00 PM. At this time the Board will also be considering the following variance requests from Bethel Township zoning ordinance #182.

**2016-07** Application of the Carlyle Group for property located at #237 Horseshoe Drive Lot #44, Winterset Farms. Applicant is seeking relief from sections #1005.3 and #1907 in order to replace an existing 8ft x 8ft shed with a 8ft x 10ft shed. Applicant is requesting a total lot coverage of 29.7 % in lieu of the allowable 25%. Applicant is also requesting the shed to be located not behind the dwelling as is required. Shed is currently noncompliant.

**2016-09** Application of Lexcat Partners LLC for property located at #1363 Naamans Creek Road (directly across the street of the Farmers Market). Applicant is seeking relief from section 1102 and is requesting a Use Variance in order to permit a Child Care Facility. Applicant is also seeking relief from section 1103.2 and is requesting a total lot coverage of 22.6% in lieu of the allowable 20%. Applicant is also seeking relief from section 1803 (parking ratios) and section 1807.2. Applicant is requesting to relocate the existing loading space and it to be 10ft x 35ft in lieu of the required 12ft x 50ft. This is the building with the new Real Estate Office and the adjoining property to the right where a house was demolished. Property is zoned C1 Commercial.

The first item on the agenda will be a continuation from Aprils meeting **(2016-06)** a request for a Child Care Facility at #2001 Foulk Road.  
All interested parties are welcome to attend.

Garry A. Lanahan  
Chairman