

BETHEL TOWNSHIP ZONING ORDINANCE # 182
ARTICLE II, SECTION 218

The following information must be presented to the Zoning Hearing Board prior to granting a variance.

Section 218 Variance

The board shall hear requests for variances where it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the appellant. The Board may grant a variance provided that the following findings are made where relevant in a given case:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to a particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located;
2. That because of such physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
3. That such unnecessary hardship has not been created by the appellant;
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and
5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification of the regulation in issue.

In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purpose of this Ordinance.

Checks made payable to:

BETHEL TOWNSHIP ZONING HEARING BOARD

\$650.00 Application

\$300.00 Escrow

ZONING HEARING BOARD OF APPEALS
Bethel Township, 1092 Bethel Road, Garnet Valley, PA 19060

Date _____ Application No. _____ Variance _____ Special Exception _____

SITE INFORMATION

Development Name: _____

Address: _____ Zoned: _____

Tax Map Number: _____ Tax Folio Number: _____ Lot Area _____

I, _____, the undersigned, hereby request a hearing for the purpose of obtaining a Variance/Special Exception from the Zoning Hearing Board from Section _____

_____ on my property located at the above noted address.

Special Conditions Warranting Relief: _____

I hereby comply with Zoning Ordinance ordained on January 7, 1947, and as amended ORDINANCE No. 182

Applicants Signature _____ Phone Number (Day) _____

(Evening) _____

(Fax) _____

If signature by other than Applicant: _____

Capacity: _____

ZONING OFFICER REVIEW AND COMMENTS

Date Received: _____ Fee: _____ Plot Plan: _____ Building Plan: _____

Zoning Officer Comments: _____

Zoning Officer Signature: _____ Date: _____

REPORT OF ZONING HEARING BOARD

We, the undersigned, Members of the Zoning Hearing Board of Appeals, have heard the above case and hereby direct you to: Refuse Permit: _____ Date: _____ Grant Permit: _____ Date: _____

Under the following provisions: _____

Case Heard: _____, Chairman

Rehearing: _____, Member

Date of Signing: _____, Member