



BATH TOWNSHIP AREA VARIANCE SUPPLEMENTAL FORM

PROJECT OVERVIEW

Provide an overview of the project:

Bulldog Masonry
Gary Brentlinger
Site address: 2925 Roundhill Rd

Construct 20' x 24' masonry foundation for future greenhouse in front yard off of Old Lyme.

The foundation will be north of the driveway running from Old Lyme and 25'+/- from the

existing detached garage.

PRACTICAL DIFFICULTIES

The following factors shall be considered and weighed by the BZA to determine practical difficulty. If a factor is not applicable, please note that factor as "Not Applicable":

- A. Explain special conditions or circumstances that exist which are peculiar to your land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District. (Examples of this are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions):

There are no alternative build locations on side/rear yards due to septic and dimensional limitations.

- B. Explain how the property in question would not yield a reasonable return on investment or there could not be any beneficial use of the property without the variance.

n/a

- C. Explain whether the variance is substantial or not:

The greenhouse is a common residential addition and does not impact the surrounding neighborhood.

D. Explain whether the essential character of the neighborhood would be substantially altered or if adjoining properties would suffer a substantial detriment as a result of the variance.

The greenhouse would not effect neighboring properties.

E. Explain whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, street services.).

no effect

F. Did the applicant purchase the property with or without knowledge of the applicable zoning restriction?

without

G. Explain whether the special conditions or circumstances (listed in response to question A above) were a result of actions of the applicant or prior owners.

neither

H. Demonstrate whether the applicant's predicament feasibly can be resolved through a method other than a variance (e.g., a zone-conforming but unworkable example, or by minimizing the variance).

There are no alternative build sites.

I. Explain whether the spirit and intent behind the zoning requirement would be observed and/or substantial justice done by granting the variance.

The variance would allow an aesthetically pleasing structure to the property.

No single factor listed above may control, and not all factors may be applicable in each case. Each case shall be determined on its own facts.

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ArcGIS Web Map

