BATH TOWNSHIP BOARD OF ZONING APPEALS

November 17, 2026

Mark Hammer of Hammer Construction

Variance to construct a residential addition in the front yard setback.

Case #: 26-19	Zoning: R-2
Applicant: Mark Hammer	Adjacent Zoning: R-2
Property Owner: Nelson James S Jr.	Lot Size: 2.13 Acres
Address: 761 N. Hametown Rd.	Parcel: 0403138

Location/Property: The property at the northeast corner of the Granger Rd. and N. Hametown Rd. intersection. It is surrounded by single-family residential uses.



Site Description: The site contains a single-family residence. The site slopes south toward N. Hametown Rd. and there is a riparian area to the east of the home, there are no environmental setbacks impacted by the proposal.

Proposal: The applicant proposes to construct a roughly 32' x 52' addition to the existing home. The proposed addition is to the west side of the existing home towards N. Hametown Rd.

Zoning Comments: The applicant is requesting a variance from Article 5, Table 504-1 to encroach upon the 60' front yard setback for an addition, the proposed setback is 38' from the right of way which is a 22' reduction in the setback.

Member	Present	Motion	Second	Yes	No	Abstain
Nancy Fay						
Thomas Flynn (Alt. 1)						
Tim Franklin						
Marci Frederick (V Chair) (Alt. 2)						
Jeff Kerr (Chair)						
Michael Mack						