BATH TOWNSHIP BOARD OF ZONING APPEALS

November 17, 2026

Richard Sipley

Variance to construct an accessory structure without the main residence.

Case #: 26-20	Zoning: R-2
Applicant: Richard Sipley	Adjacent Zoning: R-2
Property Owner: Richard Sipley	Lot Size: 2.87 Acres
Address: 3229 Squires Court	Parcel: 0406430

Location/Property: Property is located on the north side of Squires Court approximately 500' west of the Squires Court and Majesty Court intersection in the Royal Meadows Subdivision. The property is surrounded by single family residential.



Site Description: The current site contains an accessory structure that was constructed without zoning approval. The property is relatively flat and there are no environmental impacts on the structure.

Proposal: The applicant constructed a 27' 6" x 27' 6" – 756 sq. ft. accessory structure on the western portion of the lot.

Zoning Comments: The applicant is requesting variance from Article 7, Section 701-B(5) to construct an accessory structure prior to a principal use being established on the site. The applicant does plan to construct a home in the future.

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						