BATH TOWNSHIP BOARD OF ZONING APPEALS

November 17, 2026

Shane and Amy Price

Variances to encroach upon the setback from the principal structure and side yard for an accessory structure.

Case #: 26-21	Zoning: R-2
Applicant: Shane and Amy Price	Adjacent Zoning: R-2
Property Owner: Shane and Amy Price	Lot Size: 1.29 Acres
Address: 1328 Hillandale Dr.	Parcel: 0407512

Location/Property: The property is on the west side of Hillandale Dr. approximately 950' north of the Hillandale Dr. and W. Bath Rd. intersection in the Hillandale Subdivision, The property is surrounded by single family residential uses to the north, east and south, I-77 runs along the western property line.



Site Description: The site contains a single-family residence. The site slopes down toward the west and there are no environmental restrictions impacting the proposed accessory structure.

Proposal: The applicant is proposing to construct a 20' x 22' (440 sq. ft.) accessory structure detached garage to the west and behind the home.

Zoning Comments: The applicant is requesting variances from Article 7, Section 701-B(11)(A) to encroach upon the required 15' primary structure setback for a proposed 8' setback which is a 7' reduction and from Section 701-B(11)(B) to encroach upon the required 20' side yard setback for a proposed 4' setback which is a 16' reduction.

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