



BATH TOWNSHIP BOARD OF ZONING APPEALS

October 20, 2026

Gary Brentlinger of Bulldog Masonry, LLC

Variance to construct an accessory structure in the front yard.

Case #: 26-16	Zoning: R-2
Applicant: Gary Brentlinger	Adjacent Zoning: R-2
Property Owner: Aldrich Nely Z	Lot Size: 2.17 Acres
Address: 2925 Roundhill Rd.	Parcel: 0403689

Location/Property: The property is on the north side of Roundhill Rd., at the northwest corner of the Roundhill Rd. and Old Lyme Dr. intersection, in the Olde Connecticut Land Grant Subdivision. It is surrounded by single-family residential uses.

Site Description: The site contains a single-family residence and an existing accessory structure. The site is relatively flat, and there are no environmental setbacks on the property.



Proposal: The applicant proposes to construct a 24' x 20' (480 sq. ft.) accessory structure to be used as a greenhouse, east of the existing home. An existing 832 sq. ft. accessory structure is located north of the home, in the rear yard. The proposed greenhouse would be located within the front yard setback.

Zoning Comments: The applicant is requesting a variance from Article 7, Table 701-1 to construct an accessory structure in a front yard. Because the property is a corner lot, both road frontages are considered front yards. Accessory structures must therefore be located in the side or rear yard and set back at least 60' from the right-of-way. The proposed building is 46' from the [Old Lyme Dr.] right-of-way, which requires a 14' reduction from the required minimum setback.

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