



BATH TOWNSHIP BOARD OF ZONING APPEALS

October 20, 2026

Daria & Henry Lee

Variances to construct an accessory structure in the front yard, to encroach upon the side yard setback, and to utilize an accessory structure for a home occupation.

Case #: 26-17	Zoning: R-2
Applicant: Daria & Henry Lee	Adjacent Zoning: R-2, Richfield
Property Owner: Henry Lee	Lot Size: 1.88 Acres
Address: 4938 Everett Rd.	Parcel: 0401076

Location/Property: The property is on the south side of Everett Rd. approximately 1,650' west of the Everett Rd. and N. Hametown Rd. intersection. The property is surrounded by single family residential uses.

Site Description: The site contains a single-family residence. The site is relatively flat, and there is a riparian setback at the rear of the property, the proposed project does not impact the any environmental setbacks.



Proposal: The applicant is proposing to construct a 10' x 30' (300 sq. ft.) accessory structure to be used for a home occupation, north and in front of the existing home. The proposed structure is also within the minimum side yard setback.

Zoning Comments: The applicant is requesting a variance from Article 7, Section 701, Table 701-1 to construct an accessory structure in the front yard, from Section 701-B(11)(B) to encroach upon the 20' side yard setback for a proposed 7' 2" setback which is a 12' 10" reduction and from Section 701-D(10)(A) to use an accessory structure for a home occupation.

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						