



BATH TOWNSHIP BOARD OF ZONING APPEALS

February 17, 2026

Madelyn Midgley of Peninsula Architects
 Variances for a reduction in the rear yard setback.

Case #: 26-01	Zoning: R-2
Applicant: Madelyn Midgley	Adjacent Zoning: R-2
Property Owner: Trent Dye	Lot Size: .96 Acres
Address: 3823 Ira Rd.	Parcel: 0401428

Location/Property: Property is located on the north side of Ira Rd. approximately 1,100' west of the Ira. Rd. and N. Cleveland Massillon Rd. intersection. The property is surrounded by single-family residences.

Site Description: The site currently has a single-family residence on the parcel. The property slopes up slightly from west to east and there are no environmental restrictions on the site.



Proposal: The Applicant is proposing to construct an addition to the south and north of the existing home. The garage addition on the rear of the existing home is encroaching upon the 50' rear yard setback.

Zoning Comments: The applicant is requesting a variance from Article 5, Section 504-B, Table 504-1 to encroach upon the 50' rear yard setback for an addition, the proposed addition is 42' from the rear yard property line which is an 8' variance request.

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

VOTE: 4 – 0 APPROVED.