



BATH TOWNSHIP BOARD OF ZONING APPEALS

July 21, 2026

Stevan Keiper of Evergreen Woodcraft
Variance to encroach upon the front yard setback
and to exceed the area for an accessory structure.

Case #: 26-11	Zoning: R-2
Applicant: Stevan Keiper	Adjacent Zoning: R-2
Property Owner: Thomas Wyatt	Lot Size: 6.05 Acres
Address: 625 Timberline Dr.	Parcel: 0406594

Location/Property: Property is located on the south side of Timberline Dr. approximately 2,000' south of the Timberline and Yellow Creek W. intersection. The property is surrounded by single family residential.

Site Description: The current site contains a residence and an accessory structure. The site slopes down to the east and there are no environmental setbacks on the site.



Proposal: The applicant is proposing to construct an approximately 42' x 28' – 1,156 sq. ft. accessory structure to the north of the existing home. There is an existing 412 sq. ft. accessory structure to the east or rear of the home.

Zoning Comments: The applicant is requesting variances from Article 5, Table 504-1 to encroach upon the 60' front yard setback for a proposed 48' setback which is a 12' reduction and from Article 7, Section 701-B(11)(D) to exceed the allowed maximum 1,500 square footage for proposed total area of 1,568 which is an additional 68 sq. ft. for an accessory structure.

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						