



BATH TOWNSHIP BOARD OF ZONING APPEALS

June 16, 2026

Joe Chiera of Impact Remodeling

Variance to exceed the area for an accessory structure

Case #: 26-09	Zoning: R-2
Applicant: Joe Chiera	Adjacent Zoning: R-2
Property Owner: Justin Alaburda	Lot Size: 1.5 Acres
Address: 4773 Barnsleigh Dr.	Parcel: 0405891

Location/Property: Property is located on the northwest side of cul-de-sac on the western portion Barnsleigh Dr in the Arbour Green Subdivision. The property is surrounded by single family residential.



Site Description: The current site contains a residence and an accessory structure. the Acme building and the Acme West Plaza. The site slopes down to the north, there are steep slopes on the site outside of the proposed area for the addition to the existing accessory structure.

Proposal: The applicant is proposing add a 16’ x 22’ – 352 sq. ft. addition to the existing 1,500 sq. ft. accessory structure.

Zoning Comments: The applicant is requesting a variance from Article 7, Section 701-B(11)(D) to exceed the maximum 1,500 sq. ft. footprint for a proposed 1,852 sq. ft. accessory structure which is an additional 352 sq. ft.

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)						
Mike Mack						