



BATH TOWNSHIP BOARD OF ZONING APPEALS

March 17, 2026

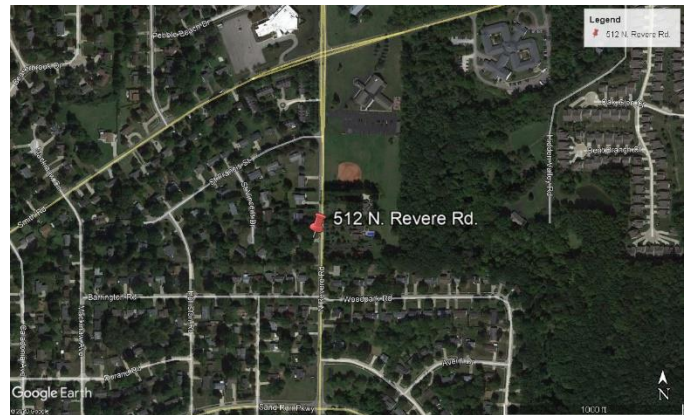
Joe Chiera of Impact Remodeling

Variances for a reduction in the side yard setback.

Case # 26-03	Zoning: R-3
Applicant: Joe Chiera	Adjacent Zoning: R-3, Fairlawn
Property Owner: Michael Miles	Lot Size: .344 Acres
Address: 512 N. Revere Rd.	Parcel: 0400562

Location/Property: Property is located on the west side of N. Revere Dr. approximately 950' south of the Smith Rd. and N. Revere Dr. intersection in the Hilary Heights subdivision. The property is surrounded by single family residential homes.

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



Proposal: The Applicant is proposing to construct a garage and living space addition to the south of the existing home. The addition of the existing home is encroaching upon the 20' side yard setback.

Zoning Comments: The applicant is requesting a variance from Article 5, Section 504-B, Table 504-1 to encroach upon the 20' side yard setback for an addition, the proposed addition is 3' from the side yard property line which is an 17' variance request.

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)						