



**BATH TOWNSHIP BOARD OF ZONING APPEALS**

January 21, 2025

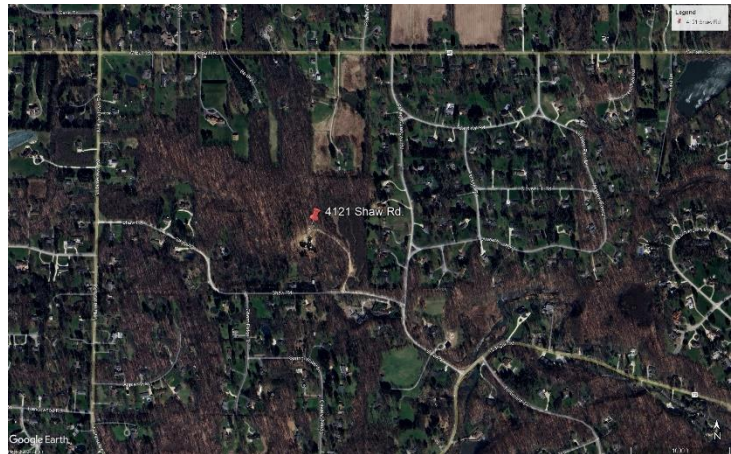
Woodbrae LLC

Variance for an accessory structure in the front yard, and to exceed the footprint area, and to encroach upon the riparian setback for a gatehouse.

Case #: 25-03	Zoning: R-2
Applicant: Woodbrae LLC	Adjacent Zoning: R-2
Property Owner: Woodbrae LLC	Lot Size: 33.75 Acres
Address: 4121 Shaw Rd.	Parcel: 0404783

**Location/Property:** Property is located on the north side of Shaw Rd. approximately 450' west of the Shaw Rd. and Rolling Meadows Dr. intersection. The property is surrounded by single-family residential homes.

**Site Description:** The site currently has a residence under construction and an accessory dwelling unit and an additional accessory structure . The property slopes mainly to the south and east and there is a riparian setback and steep slopes to the south and east.



**Proposal:** The Applicant is proposing to construct a 200 sq. ft. gatehouse along the driveway to the home. The gatehouse is setback 72' from the road right of way.

**Zoning Comments:** The applicant is requesting variance from Article 7, Section 701-B(11)(D) to exceed the allowed square footage, the current area of accessory structures in 3,860 sq. ft. and the proposed new area is 4,060 sq. ft., and from Section 701-B(11)(A) to build in the front yard and from Section 602-C(2)(A) to encroach upon the required riparian setback for an accessory structure, the base riparian setback is 50' with the steep slopes that setback is increased to 150' which the proposed gatehouse is within.

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