



**BATH TOWNSHIP BOARD OF ZONING APPEALS**

January 21, 2025

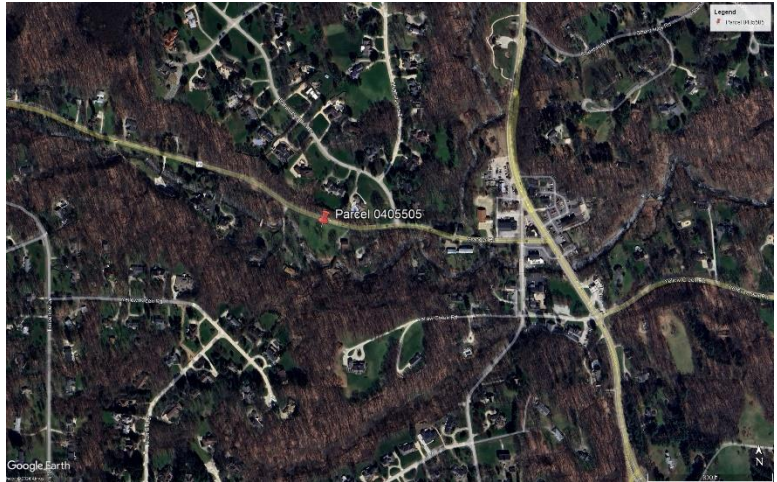
Fred Privett

Variance to encroach upon the riparian setback for a new residence.

Case #: 25-04	Zoning: R-2
Applicant: Fred Privett	Adjacent Zoning: R-2 & R-3
Property Owner: Barbara Hanna	Lot Size: 1.56 Acres
Address: Parcel 0405505 Granger Rd.	Parcel: 0405505

**Location/Property:** Property is located on the south side of Granger Rd. approximately 500' west of the Granger Rd. and Robinwood Hills Dr. intersection. The property is surrounded by single family residential homes.

**Site Description:** The site is currently vacant. The site slopes up to the south and there is a riparian setback through the center and along the rear of the property, there are also steep slopes at the rear of the parcel.



**Proposal:** The Applicant is proposing to construct a new home to the north of Yellow Creek between the creek and Granger Rd. The proposed home is within the riparian setback.

**Zoning Comments:** The applicant is requesting a variance from Article 6, Section 602 to encroach upon the 75' riparian setback requirements for construction of a new residential dwelling.

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						