



BATH TOWNSHIP BOARD OF ZONING APPEALS

July 15, 2025

Beth and Duncan Myers

Variance to encroach upon the side yard setback for a new residence.

Case #: 25-12	Zoning: R-2
Applicant: Beth and Duncan Myers	Adjacent Zoning: R-2, Richfield
Property Owner: Myers Duncan	Lot Size: 1.44 Acres
Address: 4158 Everett Rd.	Parcel: 0403407

Location/Property: Property is located on the south side of Everett Rd. approximately 1,500' west of the Everett Rd. and N. Cleveland Massillon Rd. intersection. The property is surrounded by single-family residences.

Site Description: The site currently has a residence and an accessory structure. The property is relatively flat and there are no environmental restrictions on the site/



Proposal: The Applicant is proposing to demolish the existing home and to construct a new home behind or south of the existing home. The proposed new home is within the side yard setback.

Zoning Comments: The applicant is requesting variance from Article 5, Section 504-B, Table 504-1 for a reduction in the required 20' side yard setback for a new residential dwelling. The proposed setback is 16' which is a 4' reduction.

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