



BATH TOWNSHIP BOARD OF ZONING APPEALS

April 15, 2025

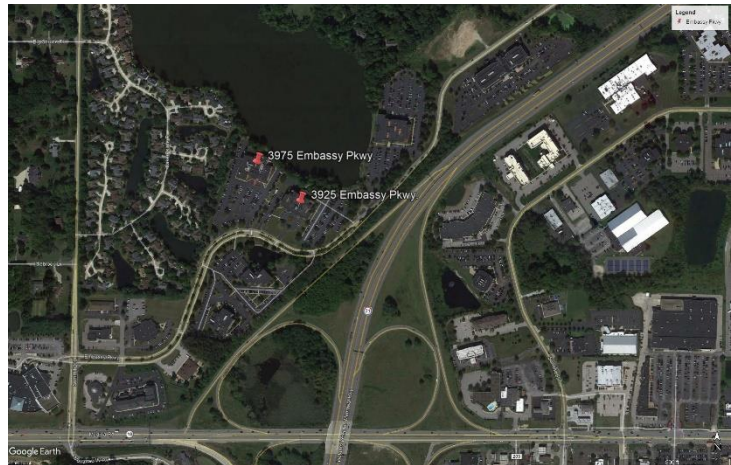
David Soulsby, Central Graphics, Inc.

Crystal Clinic

Variance to exceed the allowed height
and area for monument and permanent driveway signs.

Case #: 25-02	Zoning: B-3
Applicant: David Soulsby	Adjacent Zoning: B-3 and R-4
Property Owner: Crystal Clinic LLC	Lot Size: 6.16 & 6.19 Acres
Address: 3925/3975 Embassy Parkway	Parcel: 0405326, 0405141, 0500520

Location/Property: Property is located on the north side of Embassy Parkway approximately 1500' east of the Embassy Parkway and Crystal Lake Rd. intersection. To the north and to the west is Crystal Lake and the Crystal Lake Condos, to the east and to the south is office.



Site Description: The current site is flat and contains the Crystal Clinic. There are no environmental restrictions on the property.

Proposal: The Applicant is proposing to change the existing address sign at 3925 Embassy Pkwy. to a monument that is 29 sq. ft. and 63" in height. The applicant is also proposing new and modified driveway signage at 3925 and 3975 Embassy Pkwy. The driveway signage is 60"h x 30"w.

Zoning Comments: The applicant is requesting variances from Article 13, Section 1309-A(1)(D) and from Section 1309-D(4) to exceed the allowed height and area for monument and permanent driveway signs. The applicant is seeking a second monument sign 29 sq. ft. in area which is 9 sq. ft. larger than the permitted 20 sq. ft. area and that is 5' in total height, which is 1' higher than permitted 4' height. They are proposing to modify and add additional permanent driveway signs. The signs are 60"h x 30"w – 12.5 sq. ft. in area which is 8.5 sq. ft. larger in area than the permitted 4 sq. ft. area and 2' higher than the permitted 3' in height.

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						