



BATH TOWNSHIP BOARD OF ZONING APPEALS

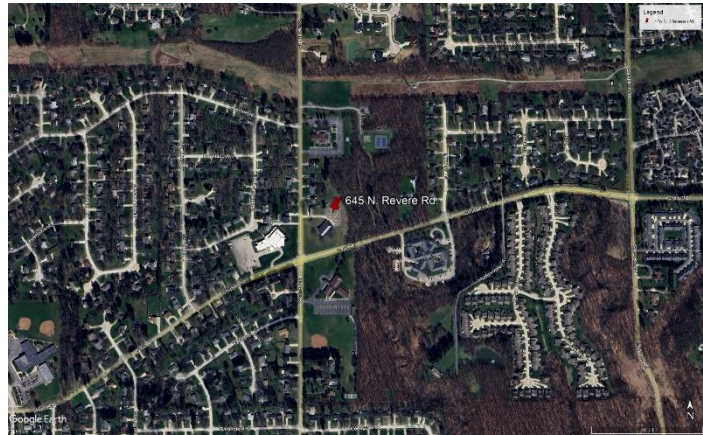
June 17, 2025

Paul Couch for West Side Church of Christ

Variance for a lot split to create a new lot for the existing home.

Case #: 25-08	Zoning: R-2
Applicant: Paul Couch	Adjacent Zoning: R-2 & R-3
Property Owner: Westside Church of Christ	Lot Size: 5.7 Acres
Address: 645 N. Revere Rd.	Parcel: 0403255

Location/Property: Property is located at the northeast intersection of the Smith Rd. and N. Revere Rd. intersection. To the north is single-family residential home and the Church of Jesus Christ of Latter-Day Saints, to the east is the Bath Hill Park, to the south is West Hill Baptist Church, and to the west is the Revere Road Synagogue and single-family residential homes.



Site Description: The site currently has a church and a single-family residence on the property. The site slopes down toward the south and east with the highpoint of the property at the rear of the existing parking lot. There is a riparian setback along the east side of the property.

Proposal: The Applicant is proposing to subdivide the property to create 2 lots, one lot for the existing church and the other lot for the existing residence.

Zoning Comments: The applicant is requesting variances from Article 5, Section 503-I for a reduction in the required 100' setback from lot lines for the church for a proposed 21.4' setback, from Article 5, Table 504-1 for a reduction in the required 2.5 acre lot size and a reduction in the required 150' minimum lot width at the building setback for a proposed .39 acres and a 101' width for a property split.

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						