Bath Township Board of Zoning Appeals

June 17, 2025

Anthony Majc of Onyx Creative

Conditional use approval to encroach upon the steep slope setback.

Case #: 25-11	Zoning: R-2
Applicant: Anthony Majc	Adjacent Zoning: R-2
Property Owner: Lojek Joseph Trustee	Lot Size: 26.99 Acres
Address: Parcel 4081 Derrwood Dr.	Parcel: 0406750

Location/Property: Property is located on the east side of the eastern cul-de-sac on Derrwood Dr. approximately 1,400' east of the Derrwood Dr. and Briarhill Dr. intersection. To the north and east in the Bath Nature Preserve, and single-family residences are to the south and west.

Site Description: The site currently has a residence and accessory structures. The site slopes to the south and there is a riparian setback at the southern edge of the site.

Proposal: The Applicant is proposing to demolish the existing home and to construct a new home in roughly the same area. The proposed new home is within the steep slope setback.

Zoning Comments: The applicant is requesting conditional use approval per Article 802, Section 802 to encroach upon the steep slope setback for a new residential dwelling.

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						