



## BATH TOWNSHIP BOARD OF ZONING APPEALS

August 19, 2025

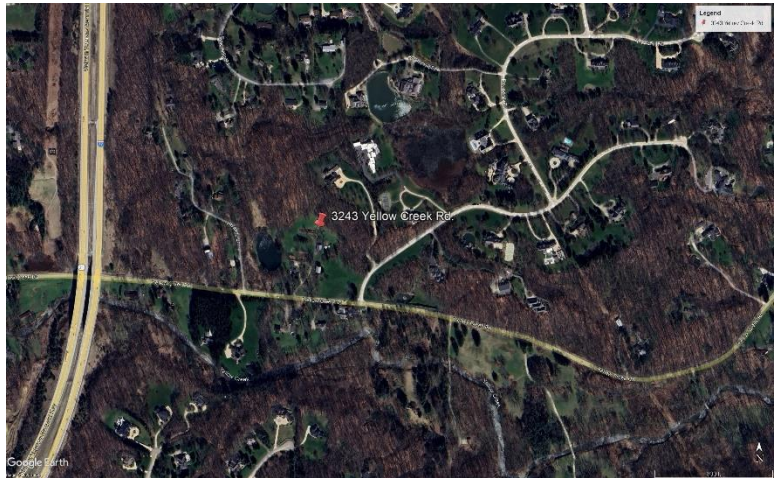
Robert Newell

Conditional Use for an accessory dwelling unit and a  
variance to exceed the permitted area of the accessory dwelling unit.

|                                |                       |
|--------------------------------|-----------------------|
| Case #: 25-17                  | Zoning: R-2           |
| Applicant: Robert Newell       | Adjacent Zoning: R-2  |
| Property Owner: Robert Newell  | Lot Size: 14.55 Acres |
| Address: 3243 Yellow Creek Rd. | Parcel: 0407705       |

**Location/Property:** Property is located on the north side of Yellow Creek Rd. the northwest intersection of Yellow Creek Rd. and Top of the Hill Rd. intersection. The property is surrounded by single-family residences.

**Site Description:** The site currently has a residence and accessory structures. The property is relatively flat near Yellow Creek Rd. and slopes severally to the north.



**Proposal:** The Applicant is proposing to construct a 2,326 sq. ft. home to the east of the existing home. The applicant is proposing to maintain the existing home as an accessory dwelling unit to aid in maintaining the farm.

**Zoning Comments:** The applicant is requesting conditional use approval per Article 7, Table 701-1 and a variance from Article 7, Section 701-D(2)(D) to exceed the area for an accessory dwelling unit. The proposed new home is 2,326 sq. ft. and the existing home is 1,900 sq. ft., which exceeds the 75% maximum area allowance.

| 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                  |         |        |        |     |    |         |