



BATH TOWNSHIP BOARD OF ZONING APPEALS

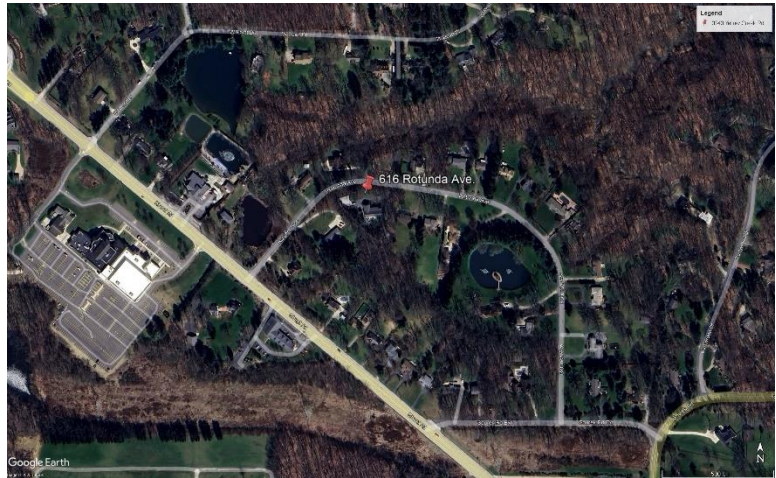
August 19, 2025

Michelle Mapp

Variance to construct an accessory structure in the front yard.

Case #: 25-20	Zoning: R-2
Applicant: Michelle Mapp	Adjacent Zoning: R-2
Property Owner: Michelle Mapp	Lot Size: 1.10 Acres
Address: 616 Rotunda Ave.	Parcel: 0406863

Location/Property: Property is located on the south side of Rotunda Ave. approximately 700' northeast of the Ghent Rd. and Rotunda Ave. intersection in the Ghent View Acres Subdivision. The property is surrounded by single-family residences.



Site Description: The site currently has a residence and an accessory structure. The property slopes up from Rotunda Ave. to the southwest and there are no environmental restrictions on the site.

Proposal: The Applicant is proposing to construct a 24' x 32' – 768 sq. ft. accessory structure to the east of the existing home. The proposed structure is located in front of the home in the front yard setback.

Zoning Comments: The applicant is requesting a variance from Article 7, Table 701-1 to construct an accessory structure in the front yard and in front of the home. The proposed accessory structure is 52.5' from the road right of way, the minimum building setback is 60', the variance is for a 7.5' 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						