



## BATH TOWNSHIP BOARD OF ZONING APPEALS

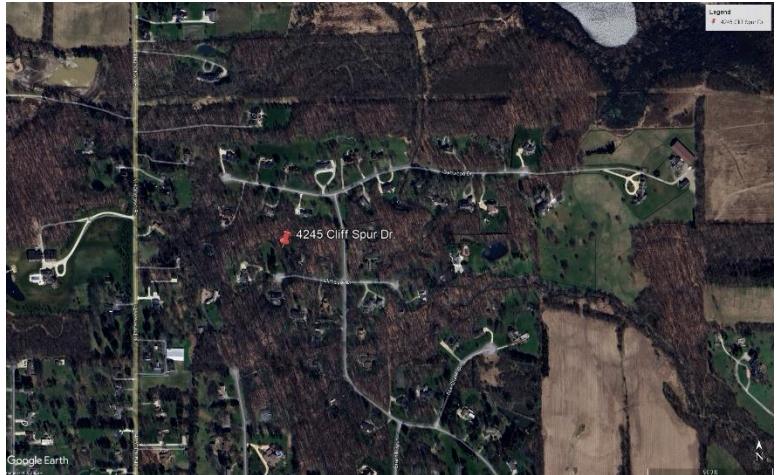
September 16, 2025

Mike Orley of Boulder Homes

Variance to construct a new home within the riparian setback.

Case #: 25-21	Zoning: R-2
Applicant: Mike Orley	Adjacent Zoning: R-2
Property Owner: Boulder Homes	Lot Size: 1.16 Acres
Address: Parcel 4245 Cliff Spur Dr.	Parcel: 0403239

**Location/Property:** Property is located on the north side of the western cul-de-sac on Cliff Spur Dr. approximately 450' west of the Cliff Spur Dr. and Briarhill Dr. intersection in the Ledgewood Acres Subdivision. The property is surrounded by single-family residences.



**Site Description:** The site is currently vacant. The site slopes to the east and there is a riparian setback that cuts across the property near Cliff Spur Dr.

**Proposal:** The Applicant is proposing to construct a new residence on the site. The proposed residence is located to the north of the riparian setback. The applicant is permitted to have a stream crossing for the home site, however a portion of the grading on the southeast corner of the home is within the riparian setback.

**Zoning Comments:** The applicant is requesting a variance form Article 6, Section 602 to construct in the riparian setback for a new residence.

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						