



BATH TOWNSHIP BOARD OF ZONING APPEALS

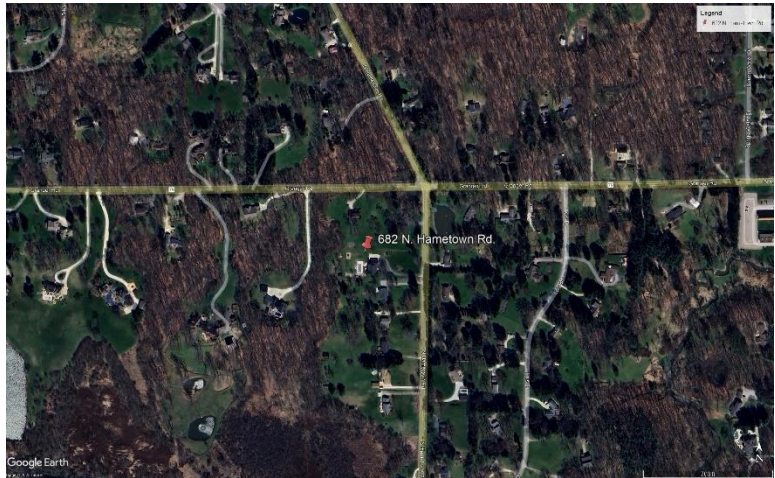
September 16, 2025

Joe Chiera

Variance for a reduction in the side yard setback and
to exceed the allowed square footage area for an accessory structure.

Case #: 25-22	Zoning: R-2
Applicant: Joe Chiera	Adjacent Zoning: R-2
Property Owner: Lora and Judd Freitag	Lot Size: 1.9 Acres
Address: 682 N. Hametown Rd.	Parcel: 0400760

Location/Property: Property is located on the west side of N. Hametown Rd. approximately 400' south of the Granger Rd. and N. Hametown Rd. intersection. The property is surrounded by single-family residences.



Site Description: The site currently has a residence and an accessory structure. The property is relatively flat and there are no environmental restrictions on the site.

Proposal: The Applicant is proposing to construct a roughly 30' x 80' – 2,320 sq. ft. accessory structure to the north of the existing home. There is a 10' x 20' – 200 sq. ft. accessory structure at the rear of the property.

Zoning Comments: The applicant is requesting variances from Article 7, Section 701-B(11)(B) for a reduction in the 20' side yard setback for a proposed 10' setback which is a 10' reduction and from 701-B(D) to exceed the allowed 1,500 square foot area for an accessory structure for a proposed 2,520 sq. ft. area, which is an additional 1,020 sq. ft.

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						