



BATH TOWNSHIP BOARD OF ZONING APPEALS

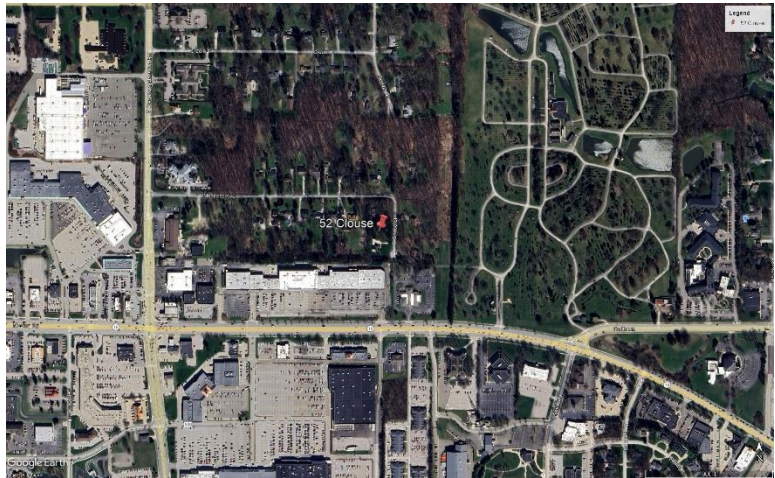
October 21, 2025

Luke and Serenity Messner

Conditional use for an Accessory Dwelling unit and
variances for a reduction in the side and rear yard setbacks.

Case #: 25-25	Zoning: R-3
Applicant: Luke and Serenity Messner	Adjacent Zoning: R-3 and Fairlawn
Property Owner: Luke Messner	Lot Size: .72 Acres
Address: 52 Clouse Ave.	Parcel: 0500284

Location/Property: Property is located on the west side of Clouse Ave. approximately 300' south of the Clouse Ave. and the Montrose Ave. intersection in the Montrose Acres Subdivision. The property is surrounded by single-family residences to the west, north and east, to the south in the Shops of Fairlawn Plaza.



Site Description: The site currently has a single-family residence on the parcel. The property is relatively flat and there are no environmental restrictions on the site.

Proposal: The Applicant is proposing to construct an addition to the west and north of the existing home. The addition is for new living area for the main home, new 3 car garage, covered porches, and an accessory dwelling unit. The additional area is 3,322 sq. ft. and a portion of the addition is for an accessory dwelling unit.

Zoning Comments: The applicant is requesting conditional use approval per Article 7, Table 701-1 for an accessory dwelling unit and variances from Article 7, Section 701-D(2) for a reduction in the 50' setback to lot lines for an accessory dwelling unit for a proposed 20' setback and from Article 5, Table 504-1 for a reduction in the 50' rear yard setback for a proposed 22' 10" setback, the rear yard setback is currently 27' 6".

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						