



**BATH TOWNSHIP BOARD OF ZONING APPEALS**

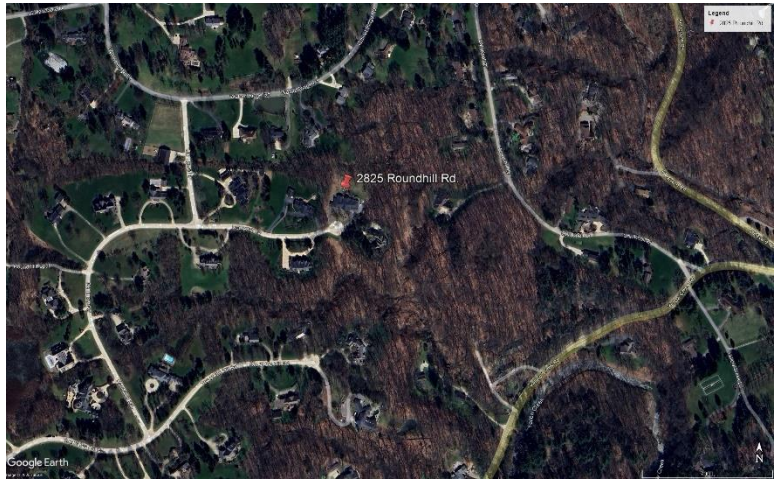
November 18, 2025

Eric Henkel

Variance to exceed the allowed square footage area for an accessory structure.

Case #: 25-28	Zoning: R-2
Applicant: Eric Henkel	Adjacent Zoning: R-2
Property Owner: Eric Henkel	Lot Size: 3.54 Acres
Address: 2825 Roundhill Rd.	Parcel: 0403692

**Location/Property:** Property is located on the north side of the cul-de-sac at the east end of Roundhill Rd. approximately 2,400' northeast of the Roundhill Rd. and Top of the Hill Rd. intersection in the Olde Connecticut Land Grant subdivision. The property is surrounded by single-family residences.



**Site Description:** The site currently has a residence and an accessory structure. The property slopes down to the north and east, there are steep slopes and a riparian setback on the east side of the property, the proposed project is outside of the steep slope and riparian setbacks.

**Proposal:** The Applicant is proposing to construct a 30' x 30' – 900 sq. ft. covered pavilion accessory structure to the north of the existing home and adjacent to a proposed swimming pool. There is a 46' x 32' – 1,472 sq. ft. detached garage accessory structure to the east of the home on the property.

**Zoning Comments:** The applicant is requesting a variance from Article 701-B(11) to exceed the allowed 1,500 square foot area for an accessory structure. The proposed accessory structure area is 900 sq. ft. and the existing accessory structure is 1,472 sq. ft. for a total area of 2,372 sq. ft. which is 872 sq. ft. over the maximum allowed area of 1,500 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						