



BATH TOWNSHIP BOARD OF ZONING APPEALS

December 16, 2025

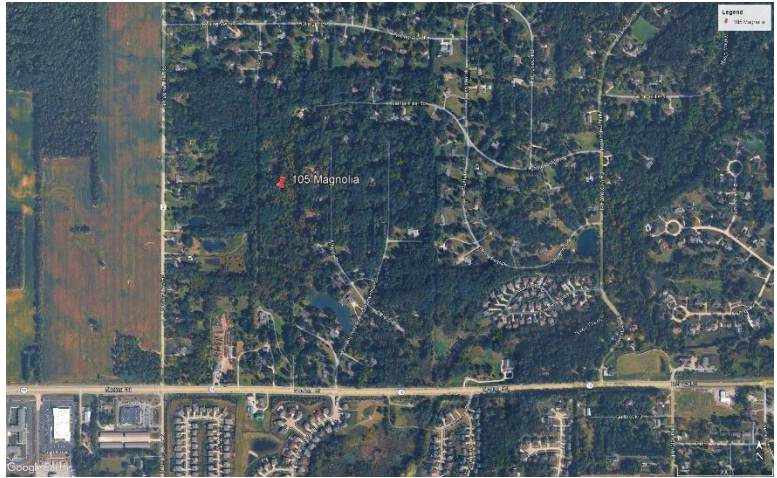
Mark McCauley

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

Case #: 25-30	Zoning: R-2
Applicant: Mark McCauley	Adjacent Zoning: R-2
Property Owner: Mark McCauley	Lot Size: 11.89 Acres
Address: 105 Magnolia Dr.	Parcel: 0403179

Location/Property: Property is located on the west side of the Magnolia Dr. cul-de-sac approximately 600' northwest of the Magnolia Dr. and Harmony Hills Dr. intersection. The property is surrounded by single-family residences.

Site Description: The site currently has a residence under construction. The property slopes down to the east, there are wetlands and a riparian setback on the east side of the property, the proposed project is outside of the wetlands and riparian setback.



Proposal: The Applicant is proposing to construct a 30' x 80' – 2,400 sq. ft. accessory structure garage to the north of the home.

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 2,400 sq. ft. which is 900 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						