



BATH TOWNSHIP BOARD OF ZONING APPEALS

January 18, 2022

Nathan Luck

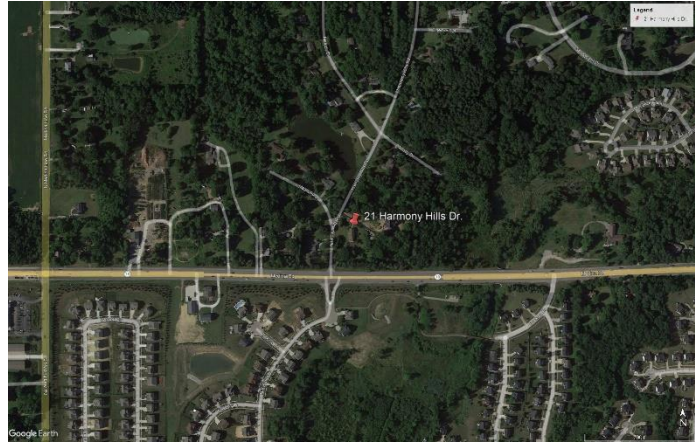
Variance to exceed the permitted height and for a privacy fence in the front yard.

Case #: 22-01	Zoning: R-2
Applicant: Nathan Luck	Adjacent Zoning: R-2, Copley Township
Property Owner: Nathan Luck	Lot Size: 1.285 Acres
Address: 21 Harmony Hills Dr.	Parcel: 0402732

Location/Property: Property is located at the northeast corner of the Harmony Hills Dr. and Medina Rd. intersection in the Harmony Hills Subdivision. The property is surrounded by single-family residential homes and Copley Township is to the south Medina Rd.

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

Proposal: The Applicant is proposing to construct a fence to the south of the existing home. The proposed fence is 6’ in height and is a board-on-board wooden privacy fence.



Zoning Comments: The applicant is seeking a variance from Article 8, Section 801-F(A) to exceed the allowed 4’ height for a fence in the front yard setback area by 2’ for a proposed 6’ fence and from Section 801-F(1)(F) to install a privacy fence in lieu of the required uniform opening fence in the front yard.

Member	Present	Motion	Second	Yes	No	Abstain
Dave Landis						
Jeff Kerr						
JoAnne Bondi (Alt. 1)						
Linda Hastings (Chair)						
Michael Mack (Vice-Chair)						
Nancy Fay						
Thomas Flynn (Alt. 2)						