



BATH TOWNSHIP BOARD OF ZONING APPEALS

January 18, 2022

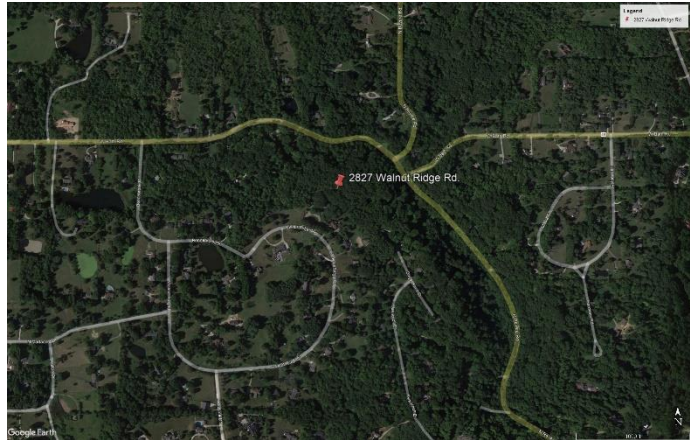
Scott Marhofer

Variance for a reduction in the riparian setback and
a conditional use to encroach upon the steep slope setback for a new residential dwelling.

Case #: 22-02	Zoning: R-2
Applicant: Scott Marhofer	Adjacent Zoning: R-2
Property Owner: Scott Marhofer	Lot Size: 10.63 Acres
Address: 2827 Walnut Ridge Rd.	Parcel: 0405554

Location/Property: Property is located at the north side of Walnut Ridge Rd. approximately 1,300' east of the Walnut Ridge Rd. and Bonnebrook Dr. intersection. The property road frontage is along W. Bath Rd. and the site is accessed by a 20' easement the allows access to Walnut Ridge Rd. The property is surrounded by single family residential homes.

Site Description: The site currently is currently vacant. The property slopes down to the north and there is a riparian setback and steep slopes to the north of the proposed home site.



Proposal: The Applicant is proposing to construct a new residence on the site. A portion of the grading encroaches upon the riparian setback and the home is within the 100' severe slope setback.

Zoning Comments: The applicant is requesting a variance from Article 6, Section 602-C(2)(A) to construct a new residential dwelling within the 130' riparian setback. The riparian setback is extended an additional 100' due to the location of the steep slope. The applicant is also seeking conditional use approval to construct a new residential dwelling within the 100' severe slope setback.

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)						