

Town of Groveland
Zoning Board of Appeals

Public Hearing
November 16, 2009

Zoning Board of Appeals members present: Steve Willison, Chairman, David Doty, Tim Sullivan, Phil Livingston and Ron Merrick

Also present: CEO Ron Maxwell, Councilman Burt Lyon, Jesse Phelps and George & Suzanne Burke
Chairman Steve Willison opened the meeting at 7:00 PM and read the public hearing notice for the appeal of George and Suzanne Burke for a side setback variance of one foot on each side on property located at 5541 Cottonwood Drive that fails to meet Section 27, F, 2 of the Town of Groveland Zoning Laws requiring two side yards having a width of at least six feet. A one foot variance on each side setback is needed to construct a new dwelling 24' by 38' with an attached 19' x 22' garage.

A copy of the advisory comments from the County Planning Board was handed out.

George Burke addressed the Board and stated that originally they were requesting 2 side setback variances of 1 foot each but to accommodate an easement on the property they moved the garage over to line up with the other side of the house and moved the house closer to the lake front and in doing so requires only one side setback variance of 3 feet on the north side. Ruth Lea, a neighbor, was present and wanted to see the new sketch plan map received 11/16/09 showing the modification because part of her land is used for the driveway easement. She did not state any objections to the construction plans.

Lot coverage was discussed and the new construction would be 1330 sq. ft. and the total lot area is 4040 sq.ft. making the lot coverage under 35%.

There was no further comment from the public. David Doty stated a concern regarding the overcrowding on the lake.

Motion by Ron Merrick to approve a side setback variance of 3 feet on the north side of the property located at 5541 Cottonwood Drive to construct a house and garage in accordance with a sketch plan last revised 11/16/09, seconded by David Doty. 4 in favor, Tim Sullivan abstained. Motion carried.

Review and approval of minutes: The minutes of the ZBA public hearing on 10.19.09 were reviewed.

Motion by David Doty to approve the 10.19.09 ZBA meeting minutes as submitted, seconded by Ron Merrick. 3 in favor, Tim Sullivan opposed, and Steve Willison abstained.

Chairman Steve Willison announced Tim Sullivan's resignation stating he would be thru at the end of the year and thanked him for his time and service on the ZBA.

Motion by David Doty to adjourn the meeting at 7:45 PM, seconded by Ron Merrick. Motion carried.

Respectfully submitted,

Karol Thomas
Recording Secretary