

Town of Groveland
Zoning Board of Appeals
May 18, 2009

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

Also present: Thomas Whitaker and Councilman Burt Lyon.

Chairman Steve Willison called the meeting to order at 7:00 PM.

Minutes of the April 20, 2009 meeting were reviewed. Motion by Ron Merrick to approve the 4/20/09 meeting minutes as submitted, seconded by Phil Livingston. Motion carried.

Chairman Steve Willison opened the public hearing and read the notice for the Appeal by Tom Whitaker for a variance to build a 10x 20 deck located at 7256 Groveland Station Road (Rte 63) in the Town of Groveland that fails to meet Section 24, F1 Yards: a side yard set back of 15 feet however, Section 12-2 Residential Use District: states that if a property consists three acres or less with a dwelling it can be considered residential zoning of the Groveland Zoning Laws.

Thomas Whitaker addressed the Board and presented two survey maps to the Board and explained his request for a nine foot side setback variance. No one has come forward in person or in writing to oppose this application. The Board completed a review of the questions on the area variance worksheet concluding a negative impact. A referral has been submitted to the County Planning Board but the Zoning Board has not received a response as of the date of the hearing.

Motion by Ron Merrick to grant a nine foot side setback variance to build a 10' x 20' deck on property located at 7256 Groveland Station Road in the Town of Groveland, seconded by David Doty. Motion carried.

Motion by Ron Merrick to adjourn the meeting, seconded by David Doty. Motion carried. Meeting adjourned at 7:15 PM.

Submitted by,

Karol Thomas
Recording Secretary