

**Town of Groveland
Zoning Board of Appeals**

**Public Hearing
July 19, 2010**

Zoning Board of Appeals members present: Ron Merrick, Chairman, David Doty, Phil Livingston

Also present: CEO Ron Maxwell and Scott Waide

Review and approval of the 6/21/2010 ZBA meeting minutes. Motion by Phil Livingston to approve the minutes as submitted, seconded by David Doty. Motion carried.

Chairman Ron Merrick opened the meeting at 7:00 PM and read the public hearing notice for the application of Elaine Waid for a variance to place a 54" by 75" sign on property located at 5724 Groveland Hill Road. The sign fails to meet the maximum sign requirement of 16 sq. feet pursuant to Article III, Section 22 (h) of the Zoning Law.

Ron Maxwell explained that he stopped by the property and told Mr. Waide that the sign was in violation of the Zoning Law and that he would need to request a variance to keep the sign up. Scott Waide stated that he was unaware of the Zoning Ordinance and would request a variance. David Doty said that the sign was unique in that it was a large tire approximately 6' in diameter and was concerned that if someone else requested a similarly unique sign variance they might be obliged to grant it if this one is approved. He added that the "tire" sign was however appropriate and for the business it is advertising.

The Board considered the following questions:

1. Will an undesirable change be produced in the character or the neighborhood or will a detriment to nearby properties be created by granting the variance? Answer: no
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance? Answer: Yes.
3. Is the required variance substantial? Answer: yes.
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Answer: no.
5. Is the alleged difficulty self-created? Answer: yes.

Motion by David Doty to approve the variance based on the fact that the sign is appropriate for the nature of the business, seconded by Phil Livingston. All in favor, motion carried.

Motion by Ron Merrick to adjourn the meeting at 7:30 PM, seconded by David Doty. Motion carried.

Respectfully submitted,

Karol Thomas

Karol Thomas

Recording Secretary