

**Town of Groveland
Zoning Board of Appeals**

Public Hearing/Meeting

April 18, 2011

Zoning Board of Appeals members present: Chairman Ron Merrick, Phil Livingston, William Magee and Courtney Burnette.

Absent: David Doty and Patricia Johnston, Alt.

Also present: Ron Maxwell, CEO, Eric Rasmussen and Mrs. David McConnell

Chairman Ron Merrick opened the meeting at 7:00 PM and read the public notice for the application of Eric Rasmussen for renewal of a conditional use permit to operate a used car business on property located at 3624 East Groveland Road owned by Kenneth and Andrea Rasmussen. This application is required pursuant to Article III, Sec. 22 (I) of the Zoning Ordinance.

Eric Rasmussen stated the he currently only has one car on the lot and that the original permit allowed up to three cars on the lot and isn't asking for any changes to the original permit.

Motion by Phil Livingston to approve the renewal of the conditional use permit to operate a used car business on property located at 3624 East Groveland Road for a period of 3 years, subject to the same conditions as the original permit, seconded by William Magee. All in favor.

The Chairman read the public notice for an appeal by David McConnell for a front setback variance for an existing 240 foot tent type storage shed located at 4864 Maple Beach Road. The variance is needed because the location of the shed fails to meet the front setback requirement of not less than sixty (60) feet in depth from the street line pursuant to Article III, Section 24, F, 1 of the Zoning Laws of the Town of Groveland. The Chairman made mention of a error in the public notice and wanted to clarify that the tent type storage shed referred to is 240 square feet and not 240 feet as stated.

The CEO stated that he received a complaint about the storage shed being too close to the road. Mrs. McConnell was present and stated that the storage shed has been in that location for 3 years. When they installed the shed they put a gravel base underneath because it is used to store a vehicle in the winter months. She had a map of the property showing that it is approximately 17.5 feet from the road r-o-w. They are requesting the variance so they can leave the shed in the current location because of the gravel base underneath.

The Board completed a variance findings report. Results are as follows:

1. Would undesirable change be produced in character of neighborhood or detrimental to nearby properties: No.
2. Could same benefit be achieved by a feasible alternative to the variance: Yes, shed could be relocated.
3. Is the requested variance substantial: Yes.

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4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: No.
5. Was the alleged difficulty self-created: Yes.

Motion by William Magee to approve the front setback variance to allow the tent style storage shed to remain in the current location, seconded by Courtney Burnette. All in favor.

Review and approval of the 2/21/2011 ZBA meeting minutes. Motion by Phil Livingston to approve the minutes as submitted; seconded by William Magee. All in favor.

Motion by Courtney Burnette to adjourn the meeting at 7:50 PM, seconded by William Magee. All in favor.

Submitted by

Karol Thomas

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Recording Secretary