

Town of Groveland Zoning Board of Appeals

Meeting Monday, September 19, 2011

Zoning Board of Appeals members present: Ron Merrick, Chairman, David Doty, Phil Livingston, Courtney Burnette. Absent: William Magee and Patricia Johnston, Alt.

Also present: CEO Ron Maxwell and Raymond Slattery

Chairman Ron Merrick opened the meeting at 7:00 PM.

Review and approval of the August 15, 2011 ZBA meeting minutes. Motion by David Doty to approve the minutes as submitted, seconded by Phil Livingston. All in favor.

The Chairman opened the hearing and read the public notice for the application of Raymond Slattery for a side setback variance of 6 feet to install a 20 foot by 31 foot carport on property located at 5691 Sutton Point North in the Town of Groveland. The variance is requested because they fail to meet the side setback requirement of a minimum of six (6) feet per Article III, Section 27, F of the Zoning Laws of the Town of Groveland.

The referral response from the County Planning Board stated no significant impact.

Mr. Slattery had an illustration of the carport he was planning to install. He said it was not permanent and could be moved. He owns and resides at 5689 Sutton Point North, the adjoining parcel and would be putting the carport next to the yellow garage. He said the lot is 26 feet and although he initially wanted to put it on the boundary line he now would prefer to center it on the lot and is seeking 2 side setbacks of 3 feet each. He said the only way to avoid a variance is to put up a 14 foot carport but that size would not meet his needs.

There were no complaints received from the public. The neighbor on the South spoke to the Town Clerk stating that he was not happy about the addition of a carport and the Town Clerk told him to write a letter to the Zoning Board or appear the night of the hearing. He did not appear or write a letter in opposition to the carport.

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, smaller building.
3. Is the requested variance substantial: Yes, requesting 2 side setback variances of 3 feet each.
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.

ZBA meeting 9.19.2011

Page 2 of 2 pages

Motion by David Doty to approve 2 three foot side setback variances at 5691 Sutton Point North to install a 20 by 31 foot carport with the condition that if any changes are made to enclose or otherwise make the carport permanent the applicant will have to apply for another permit. Motion seconded by Courtney Burnette. All in favor.

Motion by David Doty to adjourn the meeting at 7:30 PM, seconded by Phil Livingston. All in favor.

Submitted by
Karol Thomas
Recording Secretary