

**Town of Groveland
Zoning Board of Appeals**

**Meeting
Monday, April 16, 2012**

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

Also present: CEO Ron Maxwell and Amy Phelps

Chairman Ron Merrick opened the meeting at 7:00 PM and read the public notice for the application of Amy Phelps for a front setback variance to construct a 32' by 64' agriculture storage building/shop on property located at 7042 Groveland Hill Road. The variance is required because the proposed construction fails to meet the front setback of a minimum of 60 feet from the right of way, pursuant to Article III, Section 23, D, 5 of the Zoning Laws of the Town of Groveland.

Amy Phelps presented a diagram of the property with the proposed building and explained that there is an existing barn on the property and she wanted to locate the new building in close proximity to the existing barn. In order to do it the new building would be located 12 feet from the road r-o-w. She also explained that the existing barn is less than 4 feet from the road r-o-w.

The Chairman stated that no correspondence or comments have been received from the public for or against the requested variance. The County Planning Board had no comments.

Ron Maxwell sent a letter to the County Highway Superintendent asking if there could potentially be any issues with a building being constructed 12 feet from the road r-o-w. There was no response back.

The Board considered the following questions:

1. Can the benefit be achieved by other means feasible to applicant: Yes
2. Is there an undesirable change in neighborhood character or to nearby properties: No
3. Is the request substantial: Yes
4. Will the request have adverse physical or environmental effects: No
5. Is the alleged difficulty self-created: Yes

Motion by Courtney Burnette to approve a 48 foot front setback variance to construct a 32' by 64' barn on property located at 7042 Groveland Hill Road, seconded by Phil Livingston. All in favor.

Motion by Phil Livingston to adjourn the meeting at 8:05 PM, seconded by Courtney Burnette. All in favor.

Submitted by
Karol Thomas
Recording Secretary

Karol Thomas