

**Town of Groveland
Zoning Board of Appeals**

Meeting - October 21, 2013

Present: Ron Merrick, Chairman, Courtney Burnette, Phil Livingston and William Magee.
Absent: Kevin Niedermaier and Patty Johnston

Also Present: CEO Ron Maxwell and Kim and Matt Burgess.

The Chairman opened the meeting at 7:00 PM and read the public notice for the application of Matthew and Kim Burgess for a 15' +/- rear setback variance to build a 28' by 37' addition and a 30' by 36' new structure (garage) at their residence at 7070 Groveland Hill Road. The variance is required pursuant to Article III, Section 24, F, yards, 1 of the Zoning Law.

Ron said that they have not received any comments from the public for or against the variance. The Chairman passed around the maps of the property with the proposed construction for the Board to review. Matt said that he talked to Ray Magee, the neighboring landowner and he said that he would not have a problem with the variance.

Motion by Courtney Burnette to approve a 15-foot rear setback variance to build an addition to the residence and construct a detached garage at 7070 Groveland Hill Road, seconded by William Magee. All in favor.

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

Review and approval of 7/15/13 meeting minutes. Motion by William Magee to approve the minutes as submitted, seconded by Courtney Burnette. All in favor

Review and approval of 9/16/13 meeting minutes. Motion by Courtney Burnette to approve the minutes as submitted, seconded by William Magee. All in favor.

Motion to adjourn the meeting at 7:40 PM, seconded by Phil Livingston. All in favor.

Submitted by
Karol Thomas
Recording Secretary

