

**Town of Groveland
Zoning Board of Appeals**

Meeting September 15, 2014

Present: Ron Merrick, Courtney Burnette, Peter Dolan, Phil Livingston and Pattie Johnston, Alt.
Absent: William Magee

Also Present: Ron Maxwell, CEO and Jim Merrick

Chairman Ron Maxwell opened the meeting at 7:00 PM and designated Courtney Burnette, acting Chairman for the meeting due to a conflict of interest. Acting Chairman Courtney Burnette read the public notice for the application of Jim Merrick for a 10 foot front setback variance to install a gazebo at 5871 Logan Road.

Jim Merrick was present to answer any questions. A map of the property was passed around to the Board members. Mr. Merrick pointed out the area where he wanted to place the gazebo and evergreen trees located nearby. He explained that when the creek overflows the runoff splits and causes drainage problems. The place he has chosen would avoid the runoff and drainage problem. Peter asked him if it would be possible to place the gazebo behind the trees and he responded that he would only gain 6 feet in doing so and would still need a 4 foot variance and if he moved it closer he would also have to cut 3 trees down.

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? No
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance? No, due to water and location of large trees.
3. Is the requested variance substantial? No
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? No
5. Is the alleged difficulty self-created? Yes.

Motion by Peter Dolan to grant the 10 foot front setback variance at 5871 Logan Road to install a gazebo, seconded by Phil Livingston. All in favor. Ron Merrick abstained from voting.

Review and approval of July 21, 2014 meeting minutes: Motion by Ron Merrick to approve the 7/21/14 meeting minutes as submitted, seconded by Pattie Johnston. All in favor.

Motion by Pattie Johnston to adjourn the meeting at 7:30 PM, seconded by Ron Merrick. All in favor.

Submitted by
Karol Thomas
Recording Secretary