

# Town of Groveland Zoning Board of Appeals

## Meeting Minutes

February 19, 2018

7:00 p.m.

Present: Chair Courtney Burnette, Rick Sleggs, Pete Dolan, Patty Johnston members

Absent: William Magee

Other Officials: Ron Maxwell

Chair Burnette called to order at 7:05 p.m.

### Public Hearing:

Chair Burnette read the public notice to the board. Jim and Jenean Love were present to speak on their own behalf. They would like to add a 30x30 addition to attach the garage and the house. The addition would allow for two bedrooms and a laundry room to be added to the first floor of the house. Due to health reasons they would like to have everything needed on the first floor so there is not a need to climb stairs. Livingston County Planning Board has ruled "no significant countywide impact." For the record, the "public notice" signs were used. There was no written opposition or anyone that attended the hearing in opposition. No SEQR was needed, it is a type II action, # 12 on list.

Area variance questions are as follows:

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, it will enhance the house as many houses in that area are already non-conforming.
2. "Can the benefit sought by the applicant be achieved by some feasible method other than a variance?" No, there is no other area to add the addition because of the lot and garage access on the south side.
3. "Is the requested variance substantial?" Yes, it's 64%.
4. "Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?" No, the rest of the homes have similar conditions such as closeness to lot lines.
5. "Is the alleged difficulty self-created?" Yes, they want to add an addition onto the house.

Motion to approve a side yard variance in order to build the 30x30 addition.

Dolan Motioned

Sleggs Seconded

No further discussion

4 Aye 0 Nay – Motion carried

Motion to approve a front yard setback for a 30x30 addition to attach garage to house.

Sleggs Motioned

Dolan Seconded

No further discussion

4 Aye 0 Nay – Motion carried

## **Meeting Minutes:**

November minutes were not available for approval.

## **Adjournment:**

Motion to adjourn at 8:05 p.m.

Dolan Motioned

Sleggs Seconded

4 Aye 0 Nay – Motion carried

Dated: February 19,2018

Town of Groveland

Notes taken by Patty Johnston, typed by Courtney Burnette.