



# Town of Maynard Zoning Board of Appeals

**Monday, October 20, 2025 at 7PM**

Paul Scheiner, Chair

Posted by: Zoe Piel, Assistant Planner

*This Agenda is subject to change.*

This meeting will be conducted remotely via Zoom video.

Participate using a computer: [https://us02web.zoom.us/j/87931897725?](https://us02web.zoom.us/j/87931897725?pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09)

[pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09](https://us02web.zoom.us/j/87931897725?pwd=TjVNVNnWEJmMmNEazVrY1FoZENvZz09)

Participate via telephone: +1-646 -558-8656

Meeting ID: 879 3189 7725 Passcode: 515693

Questions may be emailed to: [OMS@townofmaynard.net](mailto:OMS@townofmaynard.net)

## 1. Minutes

Documents:

[ZBA MINUTES 7.28.2025 \(UNAPPROVED\).DOCX](#)

[ZBA MINUTES 8.25.2025 \(UNAPPROVED\).DOCX](#)

## 2. Public Hearing: 106 Waltham Street

application filed by Ilson Machado o/b/o owners Geoffrey Dutton and Ayg  l Balcioglu, for the property located at 106 Waltham Street, Maynard, MA 01754. The subject property is a single-family dwelling located within the S-1 Zoning District. The petitioner is requesting: 1. A Variance per Section 5 of the Zoning By-laws providing relief from the maximum allowable of building coverage of 15% to construct a sunroom that would increase the coverage to 16.57% and create a new non-conformity. 2. A Special Permit per Section 5 of the Zoning By-laws to allow renovations which would extend a pre-existing nonconformity by encroaching into the western side setback (12ft provided vs 15ft required). The proposed renovation would extend, but not exacerbate, the existing nonconformity (12 ft setback).

Documents:

[ZBA2504 - 106 WALTHAM STREET STAFF REPORT.PDF](#)

[ZBA2504 - 106 WALTHAM STREET - SITE PLAN SCAN - 09.10.25.PDF](#)

ZBA2504 - 106 WALTHAM STREET - VARIANCE AND SP APPLICATION -  
09.05.25.PDF  
HANSON - ABUTTER SUPPORT LETTER.PDF  
HEMM - ABUTTER SUPPORT LETTER.PDF  
LASSITER - ABUTTER SUPPORT LETTER.PDF

### 3. Planning Update

Conduct at this meeting is governed by the Town of Maynard Policy on [Public Participation at Meetings of Public Bodies](#).

**Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing**  
**July 28, 2025 – 7:00 p.m.**  
**(Held remotely via Zoom)**

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**ZBA Board Members Present:** Paul Scheiner – Chair; Leslie Bryant; Jerry Culbert; John Courville; Brad Schultz; Jacqueline Downing (alternate)

**Others Present:** Bill Nemser – Planning Director; Zoe Piel – Assistant Planner

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**Called to Order** at 7:03 p.m. by Chair Scheiner. The board members introduced themselves.

**Meeting Minutes**

The board members reviewed the minutes of 5.21.2025 and 6.16.2025 and made minor corrections.

**Ms. Bryant made a motion to approve the minutes of 5.21.2025 as amended. Mr. Culbert seconded the motion.**

***The motion passed unanimously.***

**Ms. Bryant made a motion to approve the minutes of 6.16.2025 as amended. Mr. Culbert seconded the motion.**

***The motion passed unanimously.***

**Public Hearing: 30-32 Walnut Street (Continued From 06.16.25)**

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owner Daniel Cormier, 30-32 Walnut Street, Maynard, MA 01754.

The subject property, 30-32 Walnut Street, is a two-family dwelling located in the General Residential (GR) zoning district. Per Sections 3.1.2 and 8.3 of the Maynard Protective Zoning By-Laws, the applicant seeks Special Permit approval to operate an Accessory Home-Based Business (Type-B) at 30-32 Walnut Street, and to allow overnight outdoor parking of two additional commercial vehicles associated with this business on the property.

Mr. Courville has recused himself from this discussion. Mr. Cormier described several improvements to the property including removing items and general neatening of the yard. The Board members have visited the property.

Mr. Schultz asked if Mr. Cormier had moved the tent to comply with setback requirements. He has resolved the issue by purchasing a smaller tent.

Ms. Bryant asked what would be done with the area of sand. He stated that it is loam, and he'll keep it mowed.

Mr. Culbert said that property looks like it's being used commercially. There are ladders resting against the house. Mr. Nemser suggested screening the ladders or putting them at the rear of the property. Mr. Scheiner added that you could hang them on the fence.

Chair Scheiner asked about the tractor and how that could be hidden from view. Section 8.3, Accessory Home-Based Business Activities of the Zoning Bylaws were reviewed for items that impact this application. Of concern were outdoor storage of items like ladders, the number of commercial vehicles, and the residential character of the neighborhood. Board members felt that the property was not in keeping with a residential area.

Chair Scheiner suggested that the Board draft their findings for review at the next meeting.

**Ms. Bryant made a motion to continue the Hearing to August 25, 2025 at 7 p.m., which was seconded by Mr. Culbert.**

***The motion passed unanimously.***

**Mr. Culbert made a motion that a site visit will take place on August 25, 2025 from 5:30-6:30 p.m., which was seconded by Ms. Bryant.**

***The motion passed unanimously.***

#### **Public Hearing: 25 Garfield Ave. (Continued From 06.16.25)**

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owners Tete and Elizabeth Cobblah, 25 Garfield Ave., Maynard, MA 01754.

The subject property, 25 Garfield Ave., is a pre-existing nonconforming single-family dwelling, due to insufficient front setback (25 feet 3. required, 13.9 feet provided). The home is located on a nonconforming lot in the S-1 Single Family zoning district. The nonconformity is due to insufficient lot size (10,000 s.f. required, 8,000 s.f. provided) and insufficient frontage (100ft required, 80ft provided). The applicants are requesting a Variance granting relief from Section 4 of the Zoning By-laws, to construct an addition to the property that would extend the existing nonconforming front setback and create a new nonconformity by exceeding building coverage limits (15%/1,200 sf. allowable, 21.3%/1,703 sf. proposed).

Chair Scheiner opened the Hearing. Ms. Piel shared the amended plans. The addition has been reduced in size to 423 sf., which is 2.275% over the lot coverage limit of 15%. The change will not add to nonconformity and only affects the coverage amount. The Board discussed the unique challenges of some of the lots in the S1 zoning district. Two abutters have previously spoken in favor of the application.

**Ms. Bryant made a motion to grant relief from Section 4 of the Zoning Bylaws to construct an addition to the property at 25 Garfield Road to extend the existing nonconforming front setback and create a new nonconformity by exceeding the building coverage limit. The Board finds that there are inconsistencies in the neighborhood in terms of zoning, and the request of the homeowner is deemed to be de minimis. The literal enforcement of the provision of the ordinance or bylaw would involve substantial hardship, financial or otherwise to the petitioner. The desirable relief may be granted without substantial detriment to the public good without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw, given that the lot is of small size, and is a corner lot not abutted by other residences on two sides. Mr. Culbert seconded the motion.**

***The Board voted unanimously in favor of the motion.***

#### **Election of Board Members**

**Ms. Bryant made a motion to nominate Mr. Scheiner for position of Chair and Mr. Schultz as Vice-Chair of the Zoning Board of Appeals for 2025-2026. Ms. Downing seconded the motion. *The Board voted unanimously in favor of the motion.***

**Ms. Bryant made a motion that the Chair can sign decisions on the Board's behalf, seconded by Ms. Downing.**

***The Board voted unanimously in favor of the motion.***

#### **ZBA Updates**

Chair Scheiner, Mr. Nemser and Ms. Piel are working on a set of guidelines to inform applications to the ZBA, including special permits. The goal is to give applicants an idea of the process and things that may be considered. The Board will meet to discuss this in the coming months.

**Mr. Culbert moved to adjourn the meeting, seconded by Mr. Schultz.**

***The Board voted unanimously to close the meeting.***

The meeting was closed at 9:54 p.m.

**Maynard Zoning Board of Appeals (ZBA) Meeting and Public Hearing**  
**August 25, 2025 – 7:00 p.m.**  
**(Held remotely via Zoom)**

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**ZBA Board Members Present:** Paul Scheiner – Chair; Leslie Bryant; Jerry Culbert; John Courville; Brad Schultz; Jacqueline Downing (alternate)

**Others Present:** Bill Nemser – Planning Director; Zoe Piel – Assistant Planner; Lisa Mead – Town Counsel; Graham Lombardo of 9 Summit St., Mark, Amanda Price and F. Price (Abutters) of 28 Walnut St., Eric Pinnick of 11 Summit St., Mac Hathaway of Bancroft St., Michael Reilly of Mead, Tallerman and Costa; Bernard Jackson, observer

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**Called to Order** at 7:03 p.m. by Chair Scheiner. The board members introduced themselves.

**Public Hearing: 30-32 Walnut Street (Continued From 7/28/25)**

Pursuant to Massachusetts General Laws, Chapter 40A s.5, the Maynard Zoning Board of Appeals will hold a remote public hearing on ZOOM video, to hear all persons interested in the application filed by owner Daniel Cormier, 30-32 Walnut Street, Maynard, MA 01754. The subject property, 30-32 Walnut Street, is a two-family dwelling located in the General Residential (GR) zoning district. Per Sections 3.1.2 and 8.3 of the Maynard Protective Zoning By-Laws, the applicant seeks Special Permit approval to operate an Accessory Home-Based Business (Type-B) at 30-32 Walnut Street, and to allow overnight outdoor parking of two additional commercial vehicles associated with this business on the property.

Mr. Courville recused himself from the discussion.

Graham Lombardo, Mark and Lisa Price, Eric Pinnick and Mac Hathaway spoke in favor of Mr. Cormier's application.

Chair Scheiner asked if anyone would like to oppose the application. No comments were made in opposition to the application.

**Ms. Bryant made a motion to close the Public Hearing, which was seconded by Mr. Culbert.**

***The Board voted unanimously by roll call to close the Public Hearing.***

The Board reviewed the AHBBA criteria of 8.3.3 and 8.3.4. Mr. Cormier resides on the property. He has significantly cleaned up and organized the property. There are no concerns due to noise

or hazardous materials being used on the site. There is still heavy equipment on the property, a surplus of vehicles, and storage of refuse in one of the trucks. The impact on the neighborhood character was discussed.

**Ms. Bryant made a motion to grant a Special Permit to operate an Accessory Home-Based Business Type B at 30-32 Walnut St. Overnight parking of two commercial vehicles shall be permissible one year from the effective date of this permit, in keeping with the findings as discussed by the Board. In addition, vehicles on the property shall be registered and inspected; applicant shall provide better screening for the tractor; the 25-gallon spraying unit is permitted but must be screened; the yard shall be kept in same organizational state as on date of site visit (8/25/2025). The applicant will appear before the Board one year from the effective date of this permit. Mr. Culbert seconded the motion.**

**Mr. Schultz – Yes**

**Mr. Culbert – Yes**

**Ms. Bryant – Yes**

**Ms. Downing – Yes**

**Chair Scheiner – Yes**

***The motion passed unanimously.***

**Ms. Bryant made a motion to close the meeting, seconded by Mr. Culbert.**

***The Board voted unanimously to close the meeting.***

The meeting was closed at 7:46 p.m.



## TOWN OF MAYNARD

### Zoning Board of Appeals: Staff Report

195 Main Street · Maynard, MA 01754  
Tel: 978-897-1302 · [www.townofmaynard-ma.gov](http://www.townofmaynard-ma.gov)

#### I. Project Information

<b>Application #</b>	ZBA2504
<b>Project Location</b>	106 Waltham Street
<b>Date Application Received</b>	September 05, 2025
<b>Property Owner</b>	Geoffrey Dutton and Aygul Balcioglu, 106 Waltham Street, Maynard, MA 01754
<b>Applicant</b>	Ilson Machado o/b/o Owners, 165 Dicenzo Blvd., Marlborough, MA 01752
<b>Type of Request</b>	Variance & Special Permit
<b>Zoning</b>	S-1
<b>Map/Lot</b>	021.0-0000-0005.0
<b>Lot Area</b>	6,490 SF

#### II. Project Description

The subject property, 106 Waltham Street, is a single-family dwelling located within the Single-Family Residence Zoning District 1. The petitioner is requesting:

1. A Variance per Sections 4 and 5.1.4 of the Zoning By-laws to increase total coverage from 14.74% to 16.57%, which is above the maximum allowable of 15% for the S-1 district.
2. A Special Permit per Sections 5 & 10.4 of the Zoning By-laws to allow renovations which would extend a pre-existing nonconformity on the western side setback (12ft provided vs 15ft required). The proposed renovation would extend but not exacerbate the existing nonconformity (12 ft setback).

#### III. Procedural History

1. Pursuant to Massachusetts General Law Chapter 40A, Section 10, an application for a Variance and a Special Permit from the Maynard Zoning By-laws was submitted by the above-referenced owner and filed with the Zoning Board of Appeals (ZBA) on September 5, 2025.
2. The application was accompanied by a plan and survey.
3. A public hearing for the application was scheduled for October 20, 2025. The Legal Notice was placed in a paper of local circulation on October 6 and October 13, 2025, and sent via certified mail to abutters and interested parties.
4. The application documentation and other submitted material were reviewed by Town Staff.



#### IV. Regulatory Framework

##### Variance

The criterion to grant a Variance is defined by MGL Ch. 40A Sec 10. To grant a Variance, the Board must determine each of the following conditions exist:

1. The permit granting authority specifically finds that, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located;
2. That a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant (note: a hardship is not of a personal nature but is connected to the subject property);
3. That desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

##### Special Permit

The criterion to grant a Special Permit is defined by MGL Ch. 40A Sec 9. Determination if the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the characteristics of the site, and of the proposal in relation to that site. The determination shall include consideration of each of the following:

- a. Social, economic, or community needs.
- b. Traffic/parking.
- c. Adequacy of public services.
- d. Neighborhood character.
- e. Impacts on the environment.
- f. Fiscal impact.

Exhibit "B" of this Staff Report contains the petitioner's Justification Statement detailing how they believe the request meets the Variance criteria and the Special Permit Criteria.

#### V. Staff Analysis

The subject property is undersized for the S1 zoning district as demonstrated in Table 1. If granted, the applicant's request to increase the sunroom from the existing 96 square feet to 112 square feet would result in building coverage exceeding 15% (16.46%).

##### a. Dimensional Requirements and Proposed Conditions

Table 1. Dimensional Requirement and Proposed Conditions (nonconformities in red)

	Required	Existing	Proposed
Min. Lot Area	10,000 sf.	6,500 sf.	unchanged
Max. Building Coverage	15%	14.7%	16.46%
Setback Side Left (W)	15 feet	12 feet	12 feet unchanged

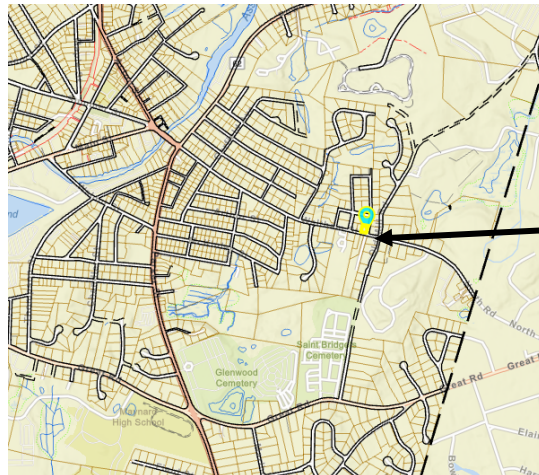
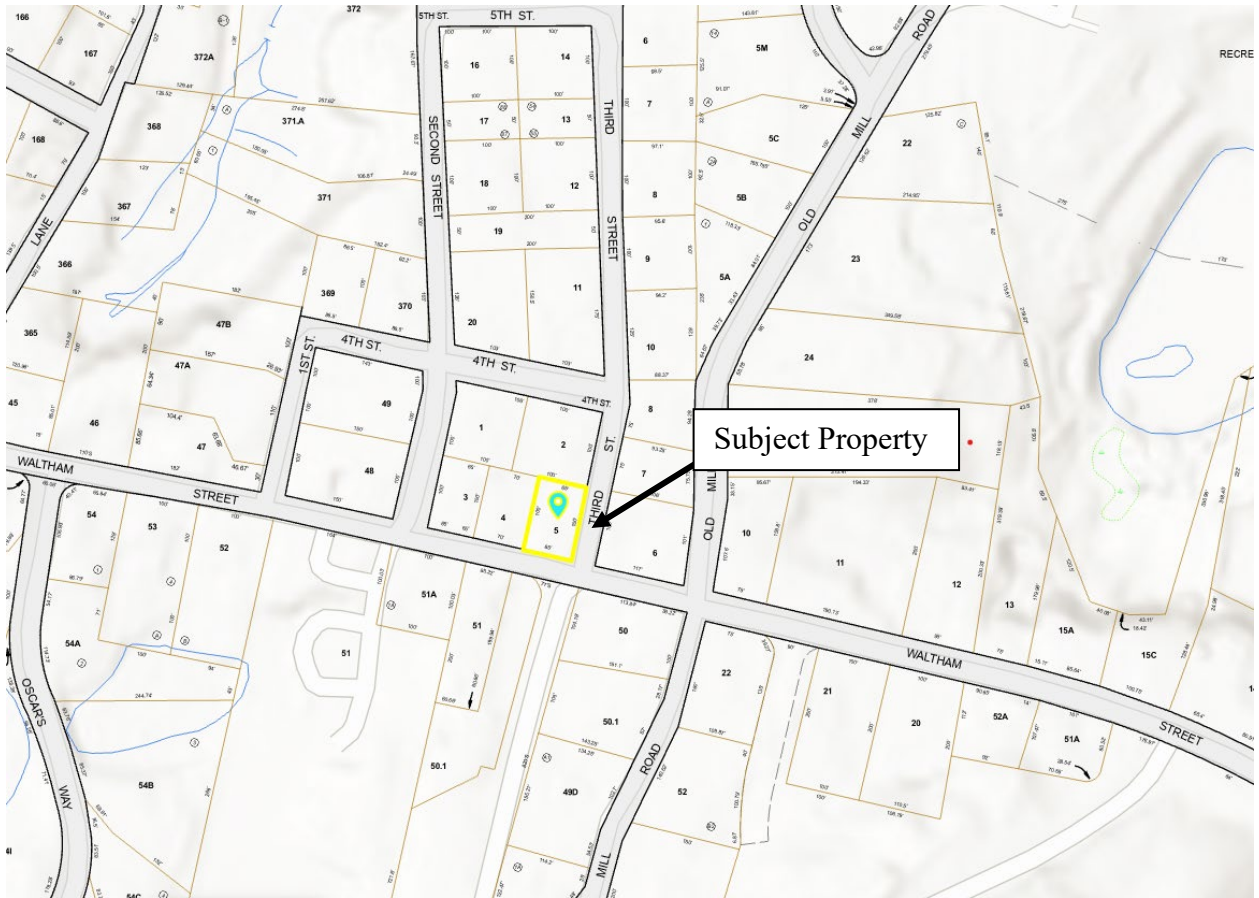
**b. Internal Review**

Building Commissioner	<i>No comment.</i>
Conservation Agent	<i>No comment.</i>
Health Director	<i>No comment.</i>
Town Engineer	<i>No comment.</i>
Police	<i>No comment.</i>
Fire	<i>No comment.</i>

**VI. Action Required**

1. Board determination if the request meets the criteria for a Variance as contained in Section IV of this report. If the Board does determine that the criteria are met, it should describe how each condition is met.
2. Board determination if the request meets the criteria for a Special Permit as contained in Section IV of this report. If the Board does determine that the criteria are met, it should describe how each condition is met.
3. Board Vote:
  - a. Approval of a Variance providing relief allowing building coverage up to 17% for a sunroom.
  - b. Approval of a Special Permit Allowing an extension of the existing nonconformity on the left side set back (15' required, 12' provided).

# Exhibit "A"



**Exhibit B**  
**Application Material**

# EXHIBIT "B" TO STAFF REPORT - ZBA MEETING OF 10.20.25

## Application Fees (Not Including Advertising and Mailing Costs):

- Special Permit: \$250
- Variance: \$250 - Paid
- Appeal of Building Commissioners Decision: \$250
- Special Permit Renewal: \$150

Clerk Stamp:

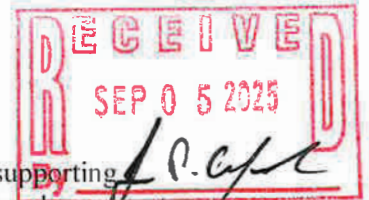
**TOWN OF MAYNARD**

SEP 11 2025

**TOWN CLERK'S OFFICE  
MAYNARD, MA 01754**



## ZONING BOARD OF APPEALS APPLICATION NUMBER: ZBA2504 PETITION FOR HEARING



This Petition must be completed, signed, and submitted with the filing fee and supporting documentation by the Petitioner or his representative in accordance with the procedures set forth on the attachments to this petition.

Address of Property 106 Waltham Street - Maynard MA 01754

Characteristics of Property: Lot Area 6,490 Present Use LOT

Assessor's Map # 21/5 Parcel # 021-0-0000-0005.0 Zoning District R1S-1

Name of Petitioner Iison Machado Phone # 774-285 0413

Mailing Address 165 Sizerzo Blvd - Marlborough MA 01752

E-mail Address iisonmachado@custompro.com

Name of Owner Geoffrey Sutter & Aygul Balcioglu Phone # 857-361 8273  
(If not Petitioner) Sutter

Mailing Address 106 Waltham St - Maynard MA, 01754

Petition is for  
(Check One)

<input type="checkbox"/>	An Appeal from the Decision of the Building Commissioner
<input checked="" type="checkbox"/>	A Variance
<input checked="" type="checkbox"/>	A Special Permit
<input type="checkbox"/>	Other (Please Specify) _____

Applicable Section of the Zoning By-Laws: \_\_\_\_\_

Summarize nature and justification of petition (Please attach full explanation):

Increase lot coverage from 15% to 16.57% see  
attached explanation letter

I hereby request a hearing before the Zoning Board of Appeals with reference to the above Petition.

Signature of Petitioner (or representative) \_\_\_\_\_

Address (if not Petitioner) \_\_\_\_\_

Telephone Number 774 285 0413

Signature of Owner, if other than Petitioner \_\_\_\_\_  
Aygul Balcioglu

EXHIBIT "B" - PLANNING BOARD MEETING OF 10.20.25

# **EXHIBIT "B" TO STAFF REPORT - ZBA MEETING OF 10.20.25**

Chair Paul Scheiner  
Zoning Board of Appeals  
195 Main St.  
Maynard MA 01754

September 4 2025

Re: Justification Statement 106 Waltham Street – Request for Relief to Reconstruct Sunroom

Dear ZBA,

We have retained MACHADO CUSTOM PROJECTS INC to renovate an existing three-season sun room to make it habitable year-round and better integrate it with our house. The Building Commissioner has informed us that in order to construct our proposed sunroom, a Variance and a Special Permit will be required from the ZBA.

## **Variance**

Our proposed renovation would add 112 sq ft to our existing sunroom, currently 96 sq ft. As a result, the total coverage increases to 16.57% coverage from 14.74%. The maximum building coverage for the S1 district is 15%.

The minimum lot size for S1 is 10,000 sq ft. but our lot, laid out in 1950, is 6,490 sq ft. As a result, our modest cape plus its small portico and backyard utility shed is already close to the minimum building coverage of 15%.

We believe our property meets the Commonwealth and the town criteria for a Variance. The hardship affecting our property is that our lot is significantly undersized for regulation under the S1 district. Not all but many homes are sited on larger lots in the immediate neighborhood. We believe being located on a smaller lot restricts uses of our property more than others in the area. Consequently, without relief, we are prevented from adding an amenity many other homes in the neighborhood enjoy.

We request the ZBA grant a Variance to allow a building coverage of approximately 17% to reconstruct our sunroom as depicted in the attached plans.

## **Special Permit**

We are also constrained by an existing nonconformity in our western side setback. The district regulations require the house be a minimum of 15 ft from a property line. The west side of our house is 12 ft from the property line. Our proposed renovation would extend but not exacerbate the existing nonconformity by maintain the 12 ft setback.

We believe the benefit of the admission outweighs any potential impacts and will improve the appearance of the home will improve once the old sun porch is gone.

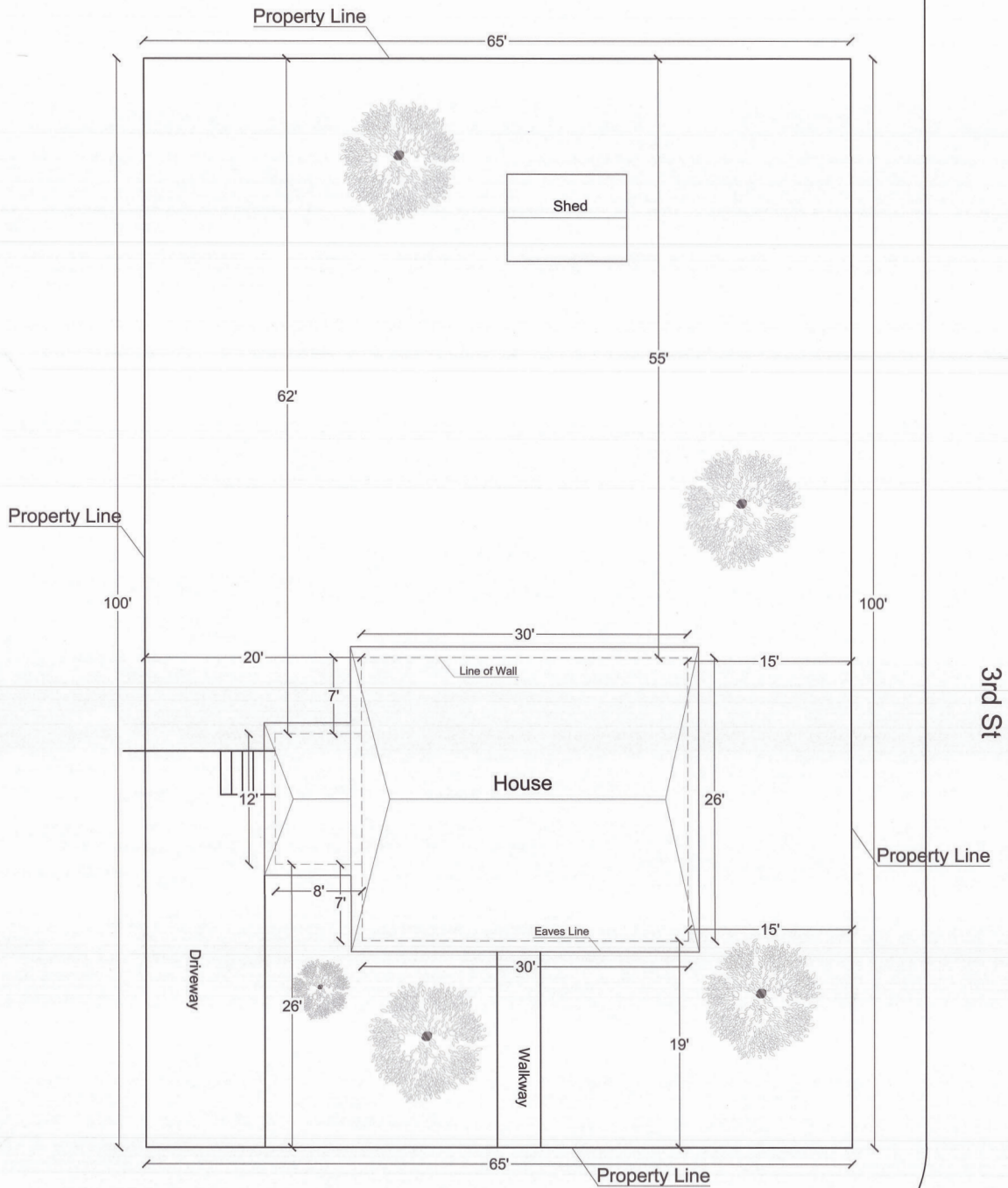
Thank you for your time and consideration. We look forward to a positive resolution to our appeal so we can finish construction before cold weather sets in.

Yours Truly  
Geoffrey Dutton and Ayg l Balcioglu  
106 Waltham St.  
Maynard MA 01754

**EXHIBIT "B" - PLANNING BOARD MEETING OF 10.20.25**



EXHIBIT "B" TO STAFF REPORT - ZBA MEETING OF 10.20.25



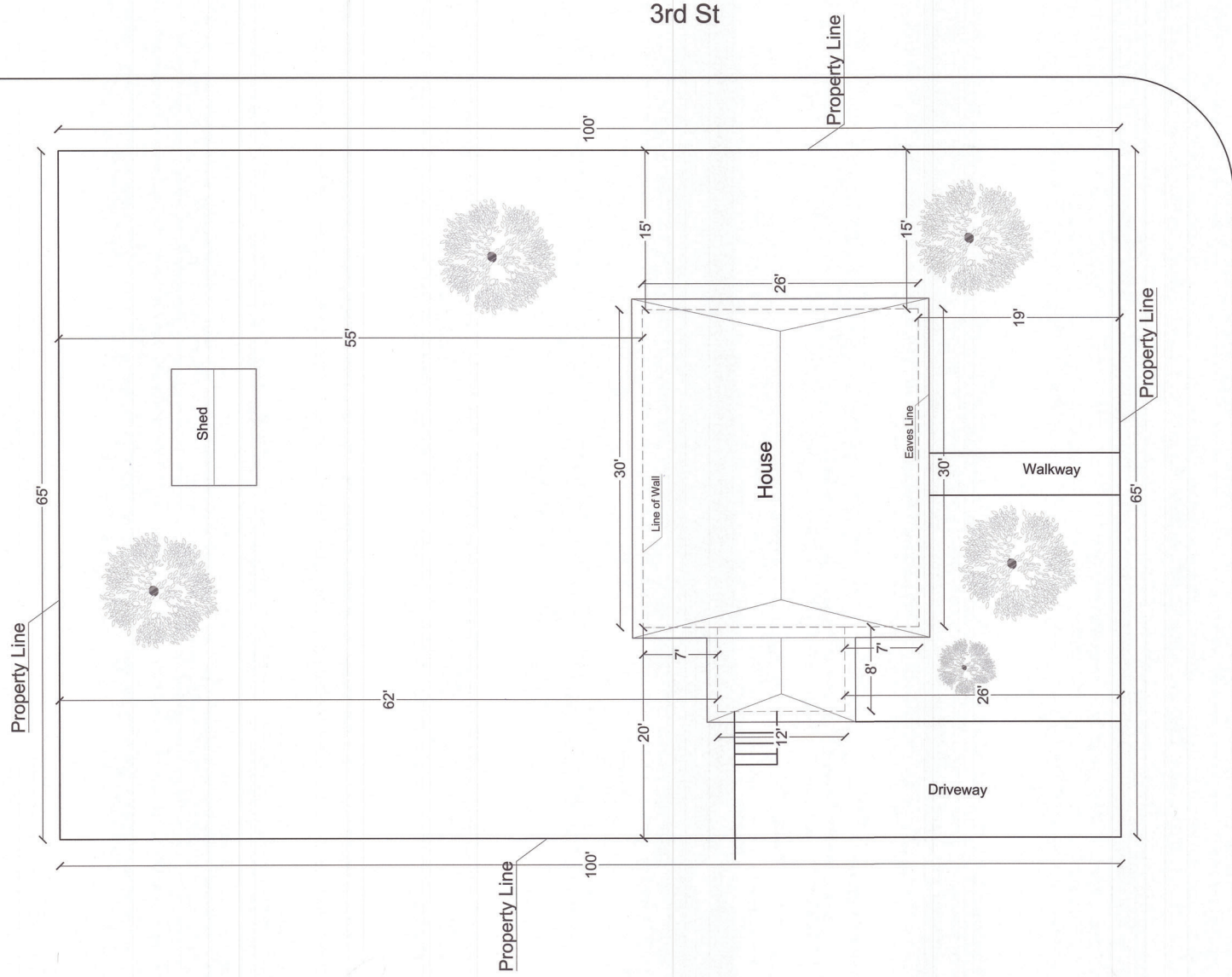
ADDRESS: 106 Waltham St, Maynard, MA 01754, USA

Scale: 1"=10'

Land: 6500 SF

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE  
This work product represents only generalized locations of features, objects or  
boundaries and should not be relied upon as a legal authority for the  
precise location of any feature, object or boundary.

EXHIBIT "B" - PLANNING BOARD MEETING OF 10.20.25



Waltham St

ADDRESS: 106 Waltham St, Maynard, MA 01754, USA

Scale: 1"=10'

Land: 6500 SF

House: 1445 SF

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE  
This work product represents only generalized locations of features, objects or  
boundaries and should not be relied upon as being legally authoritative for the  
precise location of any feature, object or boundary.



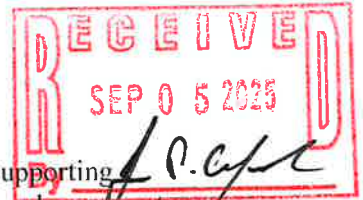
**Application Fees (Not Including Advertising and Mailing Costs):**

- Special Permit: \$250
- Variance: \$250
- Appeal of Building Commissioners Decision: \$250
- Special Permit Renewal: \$150

Clerk Stamp:



**ZONING BOARD OF APPEALS**  
**APPLICATION NUMBER: ZBA2504**  
**PETITION FOR HEARING**



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Characteristics of Property: Lot Area 6,490 Present Use LOL

Assessor's Map # 21/5 Parcel # 021-0-0000 Zoning District R2S-1

Name of Petitioner Ison Machado Phone # 774-285 0413

Mailing Address 165 Sizerzo Blvd - Marlborough MA 01752

E-mail Address isonmachado@custompro.com

Name of Owner Geoffrey Sutter & Aygul Balcioglu Phone # 857-361 8273  
(If not Petitioner) Sutter

Mailing Address 106 Waltham St - Maynard MA, 01754

Petition is for  
(Check One)

<input type="checkbox"/>	An Appeal from the Decision of the Building Commissioner
<input checked="" type="checkbox"/>	A Variance
<input checked="" type="checkbox"/>	A Special Permit
<input type="checkbox"/>	Other (Please Specify) _____

Applicable Section of the Zoning By-Laws: \_\_\_\_\_

Summarize nature and justification of petition (Please attach full explanation):

Increase lot coverage from 15% to 16.57% see  
attached explanation letter

I hereby request a hearing before the Zoning Board of Appeals with reference to the above Petition.

Signature of Petitioner (or representative) \_\_\_\_\_

Address (if not Petitioner) \_\_\_\_\_

Telephone Number 774 285 0413

Signature of Owner, if other than Petitioner \_\_\_\_\_  
Aygul Balcioglu

Chair Paul Scheiner  
Zoning Board of Appeals  
195 Main St.  
Maynard MA 01754

September 4 2025

Re: Justification Statement 106 Waltham Street – Request for Relief to Reconstruct Sunroom

Dear ZBA,

We have retained MACHADO CUSTOM PROJECTS INC to renovate an existing three-season sun room to make it habitable year-round and better integrate it with our house. The Building Commissioner has informed us that in order to construct our proposed sunroom, a Variance and a Special Permit will be required from the ZBA.

**Variance**

Our proposed renovation would add 112 sq ft to our existing sunroom, currently 96 sq ft. As a result, the total coverage increases to 16.57% coverage from 14.74%. The maximum building coverage for the S1 district is 15%.

The minimum lot size for S1 is 10,000 sq ft. but our lot, laid out in 1950, is 6,490 sq ft. As a result, our modest cape plus its small portico and backyard utility shed is already close to the minimum building coverage of 15%.

We believe our property meets the Commonwealth and the town criteria for a Variance. The hardship affecting our property is that our lot is significantly undersized for regulation under the S1 district. Not all but many homes are sited on larger lots in the immediate neighborhood. We believe being located on a smaller lot restricts uses of our property more than others in the area. Consequently, without relief, we are prevented from adding an amenity many other homes in the neighborhood enjoy.

We request the ZBA grant a Variance to allow a building coverage of approximately 17% to reconstruct our sunroom as depicted in the attached plans.

**Special Permit**

We are also constrained by an existing nonconformity in our western side setback. The district regulations require the house be a minimum of 15 ft from a property line. The west side of our house is 12 ft from the property line. Our proposed renovation would extend but not exacerbate the existing nonconformity by maintain the 12 ft setback.

We believe the benefit of the admission outweighs any potential impacts and will improve the appearance of the home will improve once the old sun porch is gone.

Thank you for your time and consideration. We look forward to a positive resolution to our appeal so we can finish construction before cold weather sets in.

Yours Truly  
Geoffrey Dutton and Aygöl Balcioglu  
106 Waltham St.  
Maynard MA 01754

September 7, 2025

James T. Hanson Trust  
3 2<sup>nd</sup> Street  
Maynard, MA 01754

To Whom It May Concern,

I am writing to support the Dutton's variance/special permit application to the Town of Maynard to remodel the three-season sun porch of their home at 106 Waltham Street. I have reviewed their plans and endorse them. The minimal increase in square footage (1.5%) that they are proposing is not a concern to me as an abutting neighbor.

Thank you,

A handwritten signature in black ink, appearing to read "Thomas Hanson", written in a cursive style.

Thomas Hanson  
On behalf of the James T. Hanson Trust

**From:** [Richard Asmann](#)  
**To:** [Bill Nemser](#)  
**Subject:** FW: Letter of Support  
**Date:** Thursday, October 9, 2025 7:10:19 AM

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**From:** Justin Hemm <jhemm0408@gmail.com>  
**Sent:** Wednesday, October 8, 2025 6:20 PM  
**To:** Richard Asmann <rasmann@TownofMaynard.net>  
**Subject:** Letter of Support

You don't often get email from [jhemm0408@gmail.com](mailto:jhemm0408@gmail.com). [Learn why this is important](#)

Good evening,

I am writing to support the Dutton family's variance/special permit application to the Town of Maynard. They are seeking to remodel their three seasons sun porch at their home at 106 Waltham Street. I have spoken to both of them and looked at their plans. I do not believe their project will detract from our neighborhood. The minimum increase in square footage of their roof that they propose is not a concern for us.

We are their neighbors at 3 3rd Street

Thank you,  
Justin Hemm

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September 8, 2025

Chair Paul Scheiner  
Zoning Board of Appeals  
Town of Maynard  
195 Main Street  
Maynard, MA 01754

Dear Zoning Board of Appeals Members,

This letter is in support of the Dutton's variance/special permit application to the Town of Maynard to remodel the three-season sun-porch of their home at 105 Waltham Street. We have reviewed their plans and endorse them, as their project will not detract from our neighborhood, and in our opinion, it will add value to the neighborhood. The minimal increase in square footage (1.5%) that they propose is not a concern for us.

Thank you for your kind attention. Please reach out if you have any questions about our support.

Sincerely,

Sherry J. Lassiter  
Sean J. Eunson  
105 Waltham Street  
Maynard, MA 01754  
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CC: Geoff Dutton  
Aygul Balcioglu  
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