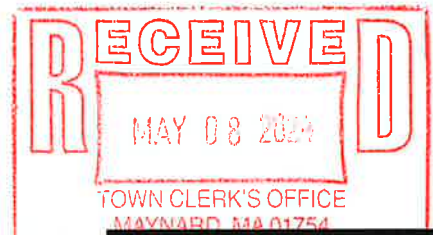




TOWN OF MAYNARD
Zoning Board of Appeals
Office of Municipal Services

195 Main Street
Maynard, MA 01754
Tel 978-897-1302

OMS@TownofMaynard.net www.townofmaynard-ma.gov



The Maynard Advantage
New England Living for Everyone

Findings and Decision

Project Name:	104 Great Road, Maynard, MA 01754
Petition No:	ZBA 24-02
Petition Type:	Appeal
Appeal Received:	March 6, 2024
Appellant:	Abraham Adhanom, 12 Utica Street #A, Lexington, MA 02420.
Description of Request:	Appeal of the Building Commissioner's Decision ordering Cessation and Removal of a non-compliant rental dwelling unit.
Map & Lot #:	18/98
Current Zoning:	General Residence (GR)
Lot Size:	0.2 Acres

Description: The subject property is in the General Residential (GR) zoning district with a Lot area of 9,060 square feet and frontage of 73.7 feet on Great Road and 127.5 feet on Espie Avenue. Minimum Dimensional requirements in this District are 7,000 sq. ft. in area and 75 feet of frontage for a single-family dwelling. A two-family dwelling is allowed by right with a minimum lot area of 10,000 sq. ft. The property currently has a two-family dwelling with a detached garage built circa 1920. The two-family dwelling became a protected pre-existing non-conforming structure (Lot area less than 10,000 sq. ft.) with the adoption of Zoning and dimensional requirements in the 1950s. A third dwelling unit exists in a later addition to the rear of the garage. The Building Commissioner learned of the third unit during a site visit on February 1, 2024.

Third Residential Unit

In the GR zoning district, a structure containing three or more dwelling units requires a Special Permit from the Planning Board. There is no Special Permit allowing multi-family use (three or more units) on record for the subject property, nor is there a Building Permit. The Building Commissioner determined that use of the subject property for more than two dwelling units is a "non-compliant" use and on February 6, 2024, issued a "Cease and Desist" order directing the owner to

remove the third unit (Exhibit "A"). The owner appealed the Building Commissioner's Decision to the ZBA on March 6, 2024.

I. Procedural History

- a. Pursuant to Massachusetts General Law c. 40A, Sec. 8, on January 4, 2021, an Appeal of the Building Commissioner's Zoning Determination was filed by the Petitioner to the Zoning Board of Appeals (ZBA) on March 6, 2024. (Exhibit "B").
- b. The ZBA opened and closed a public hearing on the Appeal on April 22, 2024.
- c. The ZBA reviewed the appeal materials and Town Hall permitting procedures. During the public hearings, the ZBA heard testimony from the Building Commissioner and from the Petitioner.
- d. There were no comments made by the public in support of, or against, the Appeal during the public hearing.

II. Regulatory Criteria and Review

Section 10.2.2 of the current Zoning By-Laws (ZBL) designates the ZBA as the authority to hear and decide Appeals taken by any person aggrieved by reason of their inability to obtain a permit or enforcement action from any administrative officer under the provisions of M.G.L. c. 40A, Sec. 8 and Sec. 15. Section 5.0 of the ZBL governs Nonconforming Uses and Structures.

III. Findings

The Board made the following findings based upon the information presented by the Building Commissioner and Petitioner:

- a. The subject property has a Pre-Existing Non-Conforming 2-family Structure because dimensional requirements for lot area were adopted in the 1950's. This after the structure was constructed in 1920.
- b. No evidence was provided, nor was there anything in Town records to suggest or show that the addition of a third unit was done with Town approval or that it was done prior to the adoption of Zoning By-laws.

IV. Vote of the Board and Decision

After the closing of the hearing, the ZBA deliberated. Paul Scheiner made a motion to approve the Petitioner's appeal and overturn the Building Commissioner's Determination. The motion was seconded by John Courville.

The Board voted as follows:

Page Czepiga (Vice Chair)	<u>N</u>
Paul Scheiner	<u>N</u>
John Courville	<u>N</u>
Leslie Bryant	<u>N</u>
Brad Schultz	<u>N</u>

By a 5-0 vote, the ZBA denies the Applicant's appeal and upholds the determination of the Building Commissioner that 104 Great Road is a Non-Compliant Use and Structure and is in violation of the Zoning By-Laws. The Building Commissioner's Cease and Desist letter dated February 6, 2024, remains in effect.

VI. General Conditions

Appeals

Appeals shall be made within twenty (20) days after the date of filing this decision in the Office of the Town Clerk directly to a court of competent jurisdiction in accordance with the provisions of M.G.L., Chapter 40A, Section 17.

<u>Page Czepiga</u>	<u>5-7-24</u>
Page Czepiga, Vice Chair	Date
For the Zoning Board of Appeals	

Exhibit B
Petitioner's Appeal of Building Commissioner's Determination

EXHIBIT "A"



Maynard Building Department
195 Main Street
Maynard, MA 01754

Tel: (978) 897-1373
Fax: (978) 897-8457

February 6, 2024

Abraham Adhanom
12 Utica Street #A
Lexington, MA 02420

Re: Illegal Occupancy Use of Garage at 104 Great Road, Maynard

Mr. Adhanom;

On February 1, 2024, I accompanied the Plumbing Inspector, Adam Sahlberg, to the Two-Family Dwelling at 104 Great Road, to investigate possible Building, Gas and Health Code Violations concerning habitation of the detached garage at this address. We were admitted to the garage with the consent of the tenant whose rental area includes the rear of a detached garage.

You were present for this inspection and are listed as the owner of the property with your wife.

Upon entering the rear of the garage, I found a partitioned area being used as a studio apartment with a bed, kitchen, and a small bathroom. There was also a small entry vestibule with a small, connected gas stove/oven. There was an unvented wall gas heater (not permitted in sleeping areas). There are no records of Permits for these Gas fixtures. The Unit is approximately 12 feet wide by 20 feet long and the roofline strongly suggests it was a shed addition to the original garage structure.

More importantly, there are no records to indicate that the conversion of the rear of the garage was done with the required approvals from the Town of Maynard. This Lot is in the General Residential Zoning District. It has approximately 9,100 square feet in area with a Two-Family dwelling and a detached 2 car garage. The dwelling and possibly the garage were constructed about 1920. You purchased the property in 1983 and as you stated to me, the studio in the garage was there upon purchase. The Building Department maintains records from 1965 to the present. There was a Building Permit issued in 1978 (87-2-2185) for the construction of a 2nd egress and fire wall as Ordered by the Board of Health following their inspection. There is no record of the work being done or inspected. The only Building Permit on file related to this structure during the 40 years that you have owned the property was issued in 1999 (99-12-10189), to insulate and sheetrock inside the garage and specified none was to be added to the apartment. So, it is apparent that the Board of Health, Assessors and even the Building Department have known that there was an Apartment in the back of this garage for at least 45 years. However, that the Town has been aware of its existence does not make it a legal Use or afford it any sort of pre-existing protection.

EXHIBIT "A"

EXHIBIT "A"

The General Residential District provides for one or two-family dwellings by right and multi-family (3 or more) dwellings by Special Permit from the Planning Board. The minimum Lot size in the district is 7,000 square feet with a minimum frontage of 75 feet. The minimum Lot size is modified by the number of dwelling units on the Lot. A minimum of 5,000 square feet is required for each unit, with a minimum of 10,000 square feet for a two-family home. Maynard first adopted Zoning and dimensional requirements on November 13, 1950, after Bylaws were approved at a Special Town Meeting. At the time of adoption, the frontage requirement for this District was 75 feet. At the Annual Town Meeting on March 15, 1956, amendments were approved which required 10,000 square feet in area for a two-family. Although this Lot has only 73.7 feet of frontage on Great Road, it does have sufficient frontage on Espie Avenue. However, due to Lot Area less than 10,000 square feet, the two-family dwelling is considered a protected pre-existing non-conforming structure.

The protections afforded one and two-family dwellings by M.G.L. Chapter 40A, Section 6 and The Maynard Protective Zoning By-Laws, Section 5.1.5 do not apply to this 3rd dwelling unit. Other provisions of those sections do not apply because this is not a Non-Conforming Use, it is a Non-Compliant Use that came into existence after there were By-Laws in place to regulate it and without any Special Permits or Variances applied for or granted to authorize it. It is also my opinion that there is no provision in M.G.L. Chapter 40A, Section 7 that provides for a Statute of Limitations on the removal of the Non-Compliant Use. Any legal establishment of this 3rd dwelling would require a Special Permit from the Planning Board and a dimensional Variance from the Zoning Board of Appeals.

You are found to be in violation of the Maynard Protective Zoning By-Laws, Use Regulations, for a Non-Compliant Dwelling. As such, you are hereby Ordered to Cease and Desist from any Use of this property for a 3rd dwelling and any Use of the detached garage as living space within 24 hours receipt of this notice. You are further Ordered to obtain all necessary Permits for removal of all plumbing, gas and electrical fixtures associated with the kitchen and bathroom in the detached garage within 30 days receipt of this Order.

Please be advised that should you fail to comply with this order, I may institute the appropriate proceedings at law or in equity to restrain, correct or abate these violations. You may also be subject to a fine of \$300 per day pursuant to the Maynard Protective Zoning By-Laws, Section 10.1.8. Each day during which a violation exists shall constitute a separate offense.

Also be advised that pursuant to ZBL Section 10.2.2 (3) and under the provisions of G.L. c. 40A, Sections 8 and 15, any person aggrieved by this Order may file an Appeal with the Maynard Zoning Board of Appeal within 30 days receipt of this Order.

Respectfully,



Richard Asmann
Maynard Building Commissioner

Cc: Maynard Zoning Board of Appeals
Maynard Board of Health
Steven Silverstein, Director OMS

EXHIBIT "A"

Exhibit A
Building Commissioner's Determination



EXHIBIT "B"

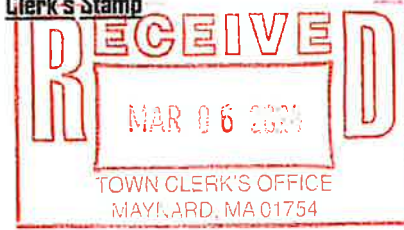
To be completed by Planning Office

Application No.: ZBA2402

Fee Paid: 250 - check #1257

Date Filed: 3/6/24

Town Clerk's Stamp



TOWN OF MAYNARD ZONING BOARD OF APPEALS

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 as set forth on the attachments to this petition.

Address of Property ~~12 Utica Street~~ 104 Great Road

Characteristics of Property: Lot Area 9100 +/- Present Use 3 Family General

Assessor's Map # 18 Parcel # 98 Zoning District 3 Family Resubdiv

Name of Petitioner Abraham and Carol Phone #

Mailing Address 12 Utica Street, # A

E-mail Address Lexington MA haye.22248@yahoo.com

Name of Owner Abraham + Carol Phone #

(If not Petitioner) Abraham

Mailing Address

Petition is for ☒ An Appeal from the Decision of the Building Commissioner
(Check One) ☐ A Variance
☐ A Special Permit
☐ Other Specify

Applicable Section of the Zoning By-Laws:

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

3 Family is protected under General Law c 40A and Zoning Bylaw

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

Signature of Owner, if other than Petitioner

EXHIBIT "B"



ZONING BOARD OF APPEALS **Instructions for Petitioner**

The Petitioner is advised to review the Maynard Zoning By-Laws (copy available at Town Clerk's Office), The Zoning Act (Massachusetts General Laws Chapter 40A), and these instructions, prior to filing a Petition and prior to appearing before the Zoning Board of Appeals (ZBA) at a Public Hearing.

The petition must be completely and accurately filled out, and all information must be entered in the appropriate space provided before the petition will be accepted for filing. Incorrect information may result in denial of the petition.

The petition shall be reviewed by the ZBA before it is accepted as filed. The ZBA reserves the right to have the petition reviewed by the Building Commissioner, the Superintendent of Public Works, and/or the Planning Board before the same is accepted for filing.

The petition must indicate the specific section of the Zoning By-Laws for which each variance, permit, or appeal is being petitioned.

Example: "A variance is sought from Section 4-1 of the Zoning By-Laws from the front setback requirement of Twenty Five (25) feet to Twenty (20) feet".

Each specific variance, permit, or appeal being requested in the petition must be set forth in a separate paragraph of the petition to clearly indicate the different requests. Failure to so state the requests clearly may result in the petition being denied.

The petition must be accompanied by:

- a) A Plot Plan which has been prepared and stamped by a Registered Land Surveyor or Engineer. This Plan must show:
 - i. All existing buildings on the property and all proposed buildings and additions.
 - ii. Distances from structures to lot line and length of lot lines, together with all dimensions and setbacks of proposed buildings.
 - iii. In the case of a residential dwelling, the front of the dwelling as defined in the Zoning By-Laws, and must further show the location of all present or proposed driveway or vehicle access areas.
 - iv. The Plan should, but need not, denote any other significant features of the Lot depicted on the petition, such as fences, stone walls, brooks, drains, or accessory structures.
 - v. If there is significant variation in the topography of the lot which is the subject of the petition it is recommended that spot elevations be shown by the Engineer.
- b) A list of all abutters, and abutters of abutters within three hundred foot of the property line of the property affected. This list must be certified by the Board of Assessors. Failure to provide this list will result in the petition being considered incomplete. Incomplete petitions will be returned to the petitioner.

EXHIBIT "B"

- c) An area map obtained from the Board of Assessors, showing the area in which the property is situated.
- d) A check, payable to the Town of Maynard in the following amount: \$125.00 filing fee plus the fee for postage (this is based on abutters list and the cost of mailing by certified mail, return receipt requested) plus the cost for advertising in the local newspaper.
- e) Appropriate documentation as to the relief being sought. These are outlined in the following sections.

In the case of a **Variance**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 10, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The particular Land or Structure, or the Use proposed for the Land or Structure, if any;
- b) The circumstances relating to the soil conditions, shape or topography of the Land or Structures and especially affecting the Land or Structure for which the Variance is sought which do not affect generally the Zoning District in which it is located;
- c) The facts which make up the substantial hardship, financial or otherwise, which results from the literal enforcement of the applicable zoning restrictions with respect to the Land or Structure for which a Variance is sought. (Substantial hardship is not purely economic in nature. It is insufficient to present evidence at the hearing merely showing that the value of the land in question will be affected by a lack of or denial of the requested variance.);
- d) The facts to support that the relief sought will be without substantial detriment to the public good; and that the public health and safety is not compromised by the granting of a variance;
- e) The facts to support a Finding that the relief sought may be given without nullifying or substantially derogating from the intent or purpose of the Zoning By-Laws; and
- f) Any other information pertaining to the variance which is the subject of the petition.

In the case of a **Special Permit**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 9, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The particular type of Use proposed for the Land or Structure, if any;
- b) The conditions and character of operations of the proposed Use which show that it will be in harmony with the general purpose and intent of the District and the By-Laws; and

EXHIBIT "B"

- c) The nature of the proposed Use in relation to both the general and specific provisions of the By-Laws governing that Use and the District it is located.

In the case of an **Appeal**, the following points, based on Massachusetts General Laws, Chapter 40A, Section 8, should be identified and factually supported on or with the petition form and verbally at the hearing:

- a) The grounds for the appeal;
- b) Supporting documentation relative to the nature of the Appeal; and.
- c) Note: In the case of an Appeal from the action or failure to take action by the Building Commissioner, the appeal shall be filed with the Town Clerk within thirty (30) days from the date of issuance of a Permit or denial of a Permit by, or an Order, ruling, decision, or determination of, the Building Commissioner.

Failure to present evidence in one or more of the foregoing areas may result in the petition being denied by the ZBA. The ZBA cannot draw from the petitioner the necessary evidence to grant the petition if improperly presented.

EXHIBIT "B"

ZONING BOARD OF APPEALS Petition Process

Petition Submittal

The process for filing a petition and appearing in front of the Zoning Board of Appeals (ZBA) is as follows:

The Petitioner shall file the Petition for an **Appeal**, a **Variance** or a **Special Permit** with the ZBA, which will then review the Petition, and if complete, shall transmit a copy forthwith to the Town Clerk. The Petition shall consist of the completed Petition form, plot plan, area map, and other documentation as necessary to support the petition, as well as the appropriate fees. Incomplete petitions shall be returned to the petitioner.

In the case of an **Appeal** from the action or failure to take action by the Building Commissioner, the appeal shall be filed with the Town Clerk within thirty (30) days from the date of issuance of a Permit or denial of a Permit by, or an Order, ruling, decision or determination of, the Building Commissioner.

Notice and Hearings

Notice of ZBA hearings shall be advertised as required by the provisions of Massachusetts General Laws, Chapter 40A, Chapter 11:

Notice shall be given by publication in a newspaper of general circulation in the town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the town hall for a period of not less than fourteen days before the day of such hearing. Notice shall be sent by mail, postage prepaid to the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the property affected.

Hearings of the ZBA shall occur as necessary at times determined by the Board, in the Hearing Room in the Town Hall or any other place specified in the meeting notice. Frequency of hearings depends on the number and type of petitions on file. Typically the ZBA meets monthly in an evening session.

All hearings shall be open to the public. No person shall be excluded unless they are considered by the chairperson to be a "serious hindrance" to the workings of the Board.

The Petitioner may appear on their own behalf, or be represented by an agent or attorney. In the absence of any appearance without due course on behalf of a Petitioner or the owner of the property affected, the Board will deny the Petition.

Order of Business:

The Hearing for each petition shall be conducted as follows:

- a) Opening of the Public Hearing
- b) Reading of the petition legal notice by the Chairperson;
- c) Presentation by Petitioner;
- d) Presentation(s) by those in support of the Petition;

EXHIBIT "B"

- e) Presentation(s) by those in opposition to the Petition;
- f) Questions by those seeking information;
- g) Rebuttal by Applicant, restricted to matters raised by opponent's objections;
- h) ZBA members hearing the case may direct appropriate questions during the hearing;
- i) Closure of the Public Hearing
- j) Deliberation and determination of findings by the ZBA.

Filing of Decision

After deliberation, the ZBA will reach a decision. The decision requires a favorable vote of at least four members of the ZBA to grant the petition. If the decision is to grant the petition, the ZBA shall issue a copy of its decision to the owner and to the petitioner, if other than the owner, setting forth compliance with the statutory requirements for the issuance of such variance or permit and certifying that copies of the decision and all plans referred to in the decision have been duly filed.

The variance or permit shall take effect after a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the Town Clerk's Office.

If the decision is to deny the petition, the decision is filed in the Town Clerk's Office. Re-SUBMISSION of the same petition is then precluded from occurring for two years, per M.G.L. Chapter 40A Section 16.

In cases where an appeal is made to the ZBA under G.L. c. 40A Section 8, other rules apply. See M.G.L Chapter 40A Section 15.

EXHIBIT "B"

March 4, 2024,

To whom it may concern,

We have owned this property since 1983. When we bought from Mr. Tuomi the information given to us was that the property would have two full size apartments on the main building and a studio apartment attached to the garage. At the time we bought the property, the studio unit was already occupied by a tenant. Mr. Tuomi also showed us the document which lists three rental units, which has been verified and documented with assessor's department. All these years we never encountered any issues regarding the tenants who have been renting the studio unit. But recently the town was involved due to a plumber installing a new ventless natural gas heating unit without permit from the town of Maynard. Had the plumber requested for permission from the town to install the new heating system the plumbing inspector would have told my plumber what kind of heating system would be appropriate for the studio unit. Basically, the plumber arbitrarily decided on his own to install it saying it is the best system for the studio space with a lot of good modern features. I will comply with all the Maynard Board of Health requirements. There is nothing wrong with studio apartment, it is a very efficient comfortable place where individuals have been living there perfectly for many years.

Thank you in advance for your understanding of the matter,

Sincerely,

Abraham and Carol Adhanom

The block contains two handwritten signatures in black ink. The top signature is cursive and appears to read 'Carol Adhanom'. The bottom signature is also cursive and appears to read 'Abraham Adhanom'.

EXHIBIT "B"

EXHIBIT "B"



Maynard Building Department
195 Main Street
Maynard, MA 01754

Tel: (978) 897-1373
Fax: (978) 897-8457

February 6, 2024

Abraham Adhanom
12 Utica Street #A
Lexington, MA 02420

Re: Illegal Occupancy Use of Garage at 104 Great Road, Maynard

Mr. Adhanom;

On February 1, 2024, I accompanied the Plumbing Inspector, Adam Sahlberg, to the Two-Family Dwelling at 104 Great Road, to investigate possible Building, Gas and Health Code Violations concerning habitation of the detached garage at this address. We were admitted to the garage with the consent of the tenant whose rental area includes the rear of a detached garage. You were present for this inspection and are listed as the owner of the property with your wife.

Upon entering the rear of the garage, I found a partitioned area being used as a studio apartment with a bed, kitchen, and a small bathroom. There was also a small entry vestibule with a small, connected gas stove/oven. There was an unvented wall gas heater (not permitted in sleeping areas). There are no records of Permits for these Gas fixtures. The Unit is approximately 12 feet wide by 20 feet long and the roofline strongly suggests it was a shed addition to the original garage structure.

More importantly, there are no records to indicate that the conversion of the rear of the garage was done with the required approvals from the Town of Maynard. This Lot is in the General Residential Zoning District. It has approximately 9,100 square feet in area with a Two-Family dwelling and a detached 2 car garage. The dwelling and possibly the garage were constructed about 1920. You purchased the property in 1983 and as you stated to me, the studio in the garage was there upon purchase. The Building Department maintains records from 1965 to the present. There was a Building Permit issued in 1978 (87-2-2185) for the construction of a 2nd egress and fire wall as Ordered by the Board of Health following their inspection. There is no record of the work being done or inspected. The only Building Permit on file related to this structure during the 40 years that you have owned the property was issued in 1999 (99-12-10189), to insulate and sheetrock inside the garage and specified none was to be added to the apartment. So, it is apparent that the Board of Health, Assessors and even the Building Department have known that there was an Apartment in the back of this garage for at least 45 years. However, that the Town has been aware of its existence does not make it a legal Use or afford it any sort of pre-existing protection.

EXHIBIT "B"

EXHIBIT "B"

The General Residential District provides for one or two-family dwellings by right and multi-family (3 or more) dwellings by Special Permit from the Planning Board. The minimum Lot size in the district is 7,000 square feet with a minimum frontage of 75 feet. The minimum Lot size is modified by the number of dwelling units on the Lot. A minimum of 5,000 square feet is required for each unit, with a minimum of 10,000 square feet for a two-family home. Maynard first adopted Zoning and dimensional requirements on November 13, 1950, after Bylaws were approved at a Special Town Meeting. At the time of adoption, the frontage requirement for this District was 75 feet. At the Annual Town Meeting on March 15, 1956, amendments were approved which required 10,000 square feet in area for a two-family. Although this Lot has only 73.7 feet of frontage on Great Road, it does have sufficient frontage on Espie Avenue. However, due to Lot Area less than 10,000 square feet, the two-family dwelling is considered a protected pre-existing non-conforming structure.

The protections afforded one and two-family dwellings by M.G.L. Chapter 40A, Section 6 and The Maynard Protective Zoning By-Laws, Section 5.1.5 do not apply to this 3rd dwelling unit. Other provisions of those sections do not apply because this is not a Non-Conforming Use, it is a Non-Compliant Use that came into existence after there were By-Laws in place to regulate it and without any Special Permits or Variances applied for or granted to authorize it. It is also my opinion that there is no provision in M.G.L. Chapter 40A, Section 7 that provides for a Statute of Limitations on the removal of the Non-Compliant Use. Any legal establishment of this 3rd dwelling would require a Special Permit from the Planning Board and a dimensional Variance from the Zoning Board of Appeals.

You are found to be in violation of the Maynard Protective Zoning By-Laws, Use Regulations, for a Non-Compliant Dwelling. As such, you are hereby Ordered to Cease and Desist from any Use of this property for a 3rd dwelling and any Use of the detached garage as living space within 24 hours receipt of this notice. You are further Ordered to obtain all necessary Permits for removal of all plumbing, gas and electrical fixtures associated with the kitchen and bathroom in the detached garage within 30 days receipt of this Order.

Please be advised that should you fail to comply with this order, I may institute the appropriate proceedings at law or in equity to restrain, correct or abate these violations. You may also be subject to a fine of \$300 per day pursuant to the Maynard Protective Zoning By-Laws, Section 10.1.8. Each day during which a violation exists shall constitute a separate offense.

Also be advised that pursuant to ZBL Section 10.2.2 (3) and under the provisions of G.L. c. 40A, Sections 8 and 15, any person aggrieved by this Order may file an Appeal with the Maynard Zoning Board of Appeal within 30 days receipt of this Order.

Respectfully,



Richard Asmann
Maynard Building Commissioner

Cc: Maynard Zoning Board of Appeals
Maynard Board of Health
Steven Silverstein, Director OMS

EXHIBIT "B"

TOWN OF MAYNARD



EXHIBIT "B"

BUILDING DEPARTMENT

PERMIT NO. 99-12-10189
FEE PAID \$ 1000

Maynard, Mass., 12/7 19 99

PERMIT TO BUILD

This certifies that Abraham Athanasiou
Has Permission to Insulate + Sheet Rock Garage
On 104 Great Road

Provided that the person accepting this Permit shall, in every respect, conform to the terms of the application on file in this Office, and to the provisions of the By-Laws of the Town of Maynard, relating to the Construction and Inspection of Buildings, in the Town of Maynard.

Any violation of the terms above noted shall work immediate revocation of this permit.

Procedure of Inspections

First - After Excavation, and Before Foundation Second - Frame - After Rough Plumbing Before Plaster
Third - Final - Completed Building INSPECTOR MUST BE NOTIFIED WHEN BUILDING IS READY FOR INSPECTION.

Gas Inspector	Plumbing Inspector	Wire Inspector	Building Inspector	Board of Health	Fire Department	Assessors

THIS CARD MUST BE PLACED IN A CONSPICUOUS PLACE ON THE PREMISES AND NOT TORN DOWN OR DESTROYED

NOTICE

This building not to be occupied until permit for occupancy has been issued.

Charlie
897-7464

EXHIBIT "B"

Charles Willett

Building Inspector

Telephone: 897-1001