



## Zoning Board of Appeals

Town Office Building  
195 Main Street  
Maynard, MA 01754

### FINDINGS AND DECISION

#### **Petition of Mateus Lievore, for a Special Permit Allowing Expansion of Nonconforming Structure**

**Property Location:** 203 Main Street  
**Date of Decision:** February 23, 2015  
**Petition Number:** ZB 15-01

#### **Procedural History**

1. On January 12, 2015, the Petitioner's representative, Joshua Kelly of JK Development Group, filed a petition with the Maynard Zoning Board of Appeals (ZBA) for a Special Permit pursuant to Maynard Zoning By-Laws, Section 5.0. The Petitioner requested a Special Permit to construct an addition to a pre-existing, non-conforming two family structure located at 203 Main St.
2. "Parties in Interest" were verified by the Maynard Property Assessor's Office. Notice of Public Hearing was mailed to the "Parties in Interest" and said notice was published, all according to statute.
3. A public hearing was held on February 23, 2015 as scheduled and advertised. The Board considered the petition in the light of statutory criteria and requirements of the Maynard Zoning by-laws. No one spoke in opposition to the request.
4. The application for the proposed addition was accompanied by building plans drawn by JK Development Group and dated January 2, 2015.

#### **Petition Details**

1. The petitioner is requesting a special permit to construct an addition to a pre-existing nonconforming structure located at 203 Main Street (Exhibit A).
2. The 0.2-acre (8,712 ft.<sup>2</sup>) subject property has a zoning designation of General Residential.

3. The existing structure does not meet current setbacks, frontage, or lot size requirements (Exhibit "A").
4. The proposed addition would change the building footprint from 1061 ft.<sup>2</sup> to 1535 ft.<sup>2</sup> Total proposed lot coverage is approximately 23% (40% is the maximum in the General Residential Zoning District).
5. The proposed addition would require relief from the side yard (street) setback from 25 ft to 8.4 ft, for a portion of the proposed addition. This setback would match that of the pre-existing structure, extending for an additional 7 ft behind the existing structure.

**Findings**

The ZBA finds that the petitioner's proposed addition to the structure at 203 Main Street, Maynard, MA will not be substantially more detrimental to the neighborhood than the existing nonconforming structure, per Section 5.1.3 of the Zoning By-laws.

**Motion**

A motion was made by Leslie Bryant and seconded by Marilyn Messenger to read as follows:


To grant a special permit to construct an addition, as described by submitted plans, to the pre-existing, nonconforming structure at 203 Main St., and to allow relief for side yard setback (street) from 25 to 8.4 ft. The setback relief will extend for 7 ft. along the line coinciding with the setback of the existing structure.

**Record of Vote**

The Zoning Board of Appeals voted 4-0 to grant the Special Permit

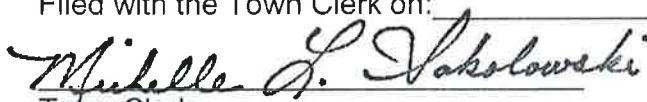
Voted:

Paul Scheiner        Yes  
 Marilyn Messenger   Yes  
 Leslie Bryant        Yes  
 Carlos Perez         Yes

  
 \_\_\_\_\_  
 Paul Scheiner, Chair  
 For the Zoning Board of Appeals

**February 24, 2015**  
 Date

Filed with the Town Clerk on:

  
 \_\_\_\_\_  
 Town Clerk

CC: Joshua Kally, JK Development Group  
 Mateus Lievore  
 Bill Nemser, Town Planner

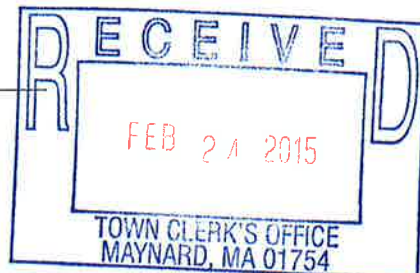
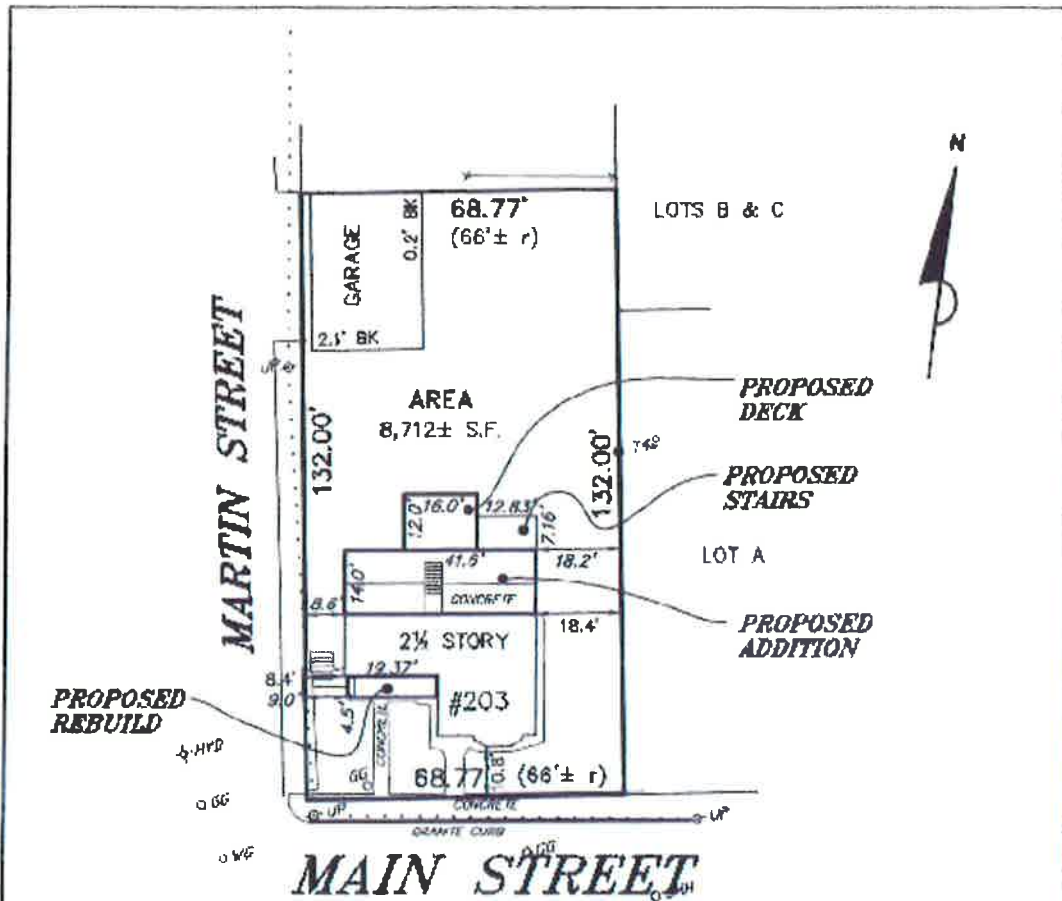


Exhibit "A"



I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



*[Signature]* 12/13/14  
 CLIFFORD E. ROBER, PLS      DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PREPARED FOR: MATT LIEVORE

PROPOSED PLOT PLAN  
 #203 MAIN STREET  
 IN  
 MAYNARD, MA  
 (MIDDLESEX COUNTY)

SCALE: 1" = 30'      DATE: 12/13/2014



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