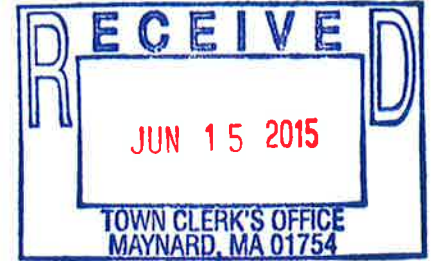




Zoning Board of Appeals

Town Office Building
195 Main Street
Maynard, MA 01754



FINDINGS AND DECISION

Petition of Phil Demeo, for a Special Permit Allowing Expansion of Nonconforming Structure

Property Location: 4 Front Street
Date of Decision: June 1, 2015
Petition Number: ZB 15-02

Procedural History

1. On April 16, 2015, the Petitioner 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 extend a non-conforming structure by constructing a deck and landing.
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 June 1, 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 a plan/survey drawn by John R. Hamel and dated March 18, 2015.

Petition Details

1. The petitioner is requesting a special permit to construct an addition to a pre-existing nonconforming structure located at 4 Front Street (Exhibit A).
2. The subject property has a total lot area of 4,560 ft.² and has a zoning designation of "General Residential".
3. The existing structure does not meet current Zoning By-law requirements for front or side setback, frontage, width or lot size (Exhibit "A").

4. The proposed addition does not change the existing building footprint of 1,026 ft.². Total proposed lot coverage is 22.5% (40% is the maximum coverage in the General Residential Zoning District).
5. The side setback of the existing structure is 6.6 ft. and is non-conforming as it does not meet the side yard setback requirement of 15 ft. The proposed improvement has a side setback of 6.6 ft. and extends the non-conformity.

Findings

The ZBA finds that the petitioner's proposed improvement to the structure at 4 Front Street, Maynard, MA will extend the structure's existing nonconforming side setback of 6.6 feet and is not 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 Marilyn Messenger and seconded by Christopher Etchechury to grant a special permit allowing construction a deck and landing, as described by submitted plans at 4 Front St. The relief will extend the structure's existing nonconforming side setback of 6.6 feet.

Record of Vote

The Zoning Board of Appeals voted 5-0 to grant the Special Permit

Voted:

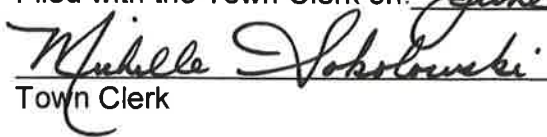
Paul Scheiner	Yes
Marilyn Messenger	Yes
Leslie Bryant	Yes
Carlos Perez	Yes
Christopher Etchechury	Yes



 Paul Scheiner, Chair
 For the Zoning Board of Appeals

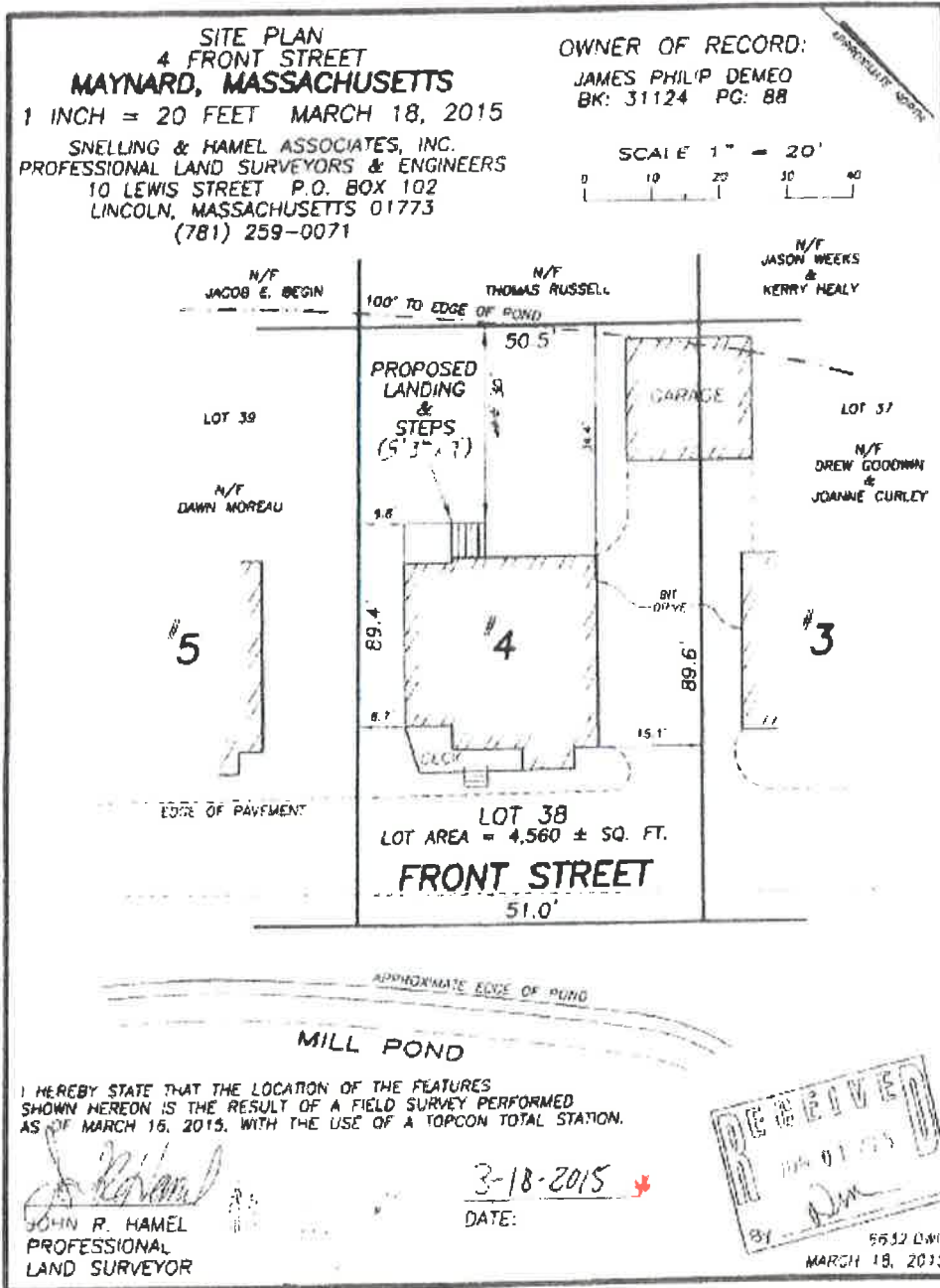
15 June 2015

 Date

Filed with the Town Clerk on: *June 15, 2015*


 Town Clerk

Exhibit "A"



* Plansal blueprint 6/1/15
 To meet rear setback requirement.
 B in Nash