

Southern Middlesex - 20/20 Perfect Vision I2 Document Detail Report

Current datetime: 7/10/2014 8:32:50 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
147176	DECISION		62192/400	07/08/2013	
Property-Street Address and/or Description					
10 SPRING LN					
Grantors					
MAYNARD TOWN, MAYNARD TOWN BOARD OF APPEALS, MURPHY KEVIN, MURPHY KRISTIN					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



Office of the
TOWN CLERK
195 Main Street - Town Building
Maynard, Massachusetts 01754
Telephone (978) 897-1300

June 28, 2013

2013 00147176
Bk: 62192 Pg: 400 Doc: DECIS
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Return to: Petition of: Kevin and Kristin Murphy
Premises: 10 Spring Lane, Maynard, MA 01754
Case No: 13 SP 2
Date of Decision: June 5, 2013

26550-365

I hereby certify that this decision and any authorized signatures are true copies of the original and that 20 days have elapsed from the filing date of the decision and that no appeal has been filed in this office.

ATTEST: A TRUE COPY

Michelle L. Sokolowski

Michelle L. Sokolowski, Town Clerk

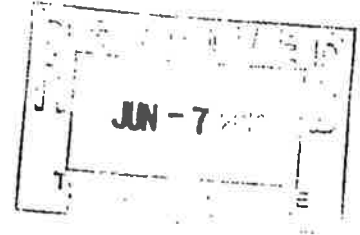
Seal

Registry of Deeds, South Middlesex District
208 Cambridge Street
East Cambridge, Ma 02141
(617) 679-6300



Zoning Board of Appeals

Town Office Building
195 Main Street
Maynard, MA 01754



PETITION OF KEVIN & KRISTIN MURPHY

PREMISES: 10 SPRING LANE

CASE NO. 13 SP 2

DATE OF DECISION: JUNE 5, 2013

On March 12, 2013, the Petitioner filed an application with the Zoning Board of Appeals for a Special Permit in accordance with Maynard Zoning Bylaws, pursuant to Sections 5.1.5 and MGL Chapter 40A, Sec. 6, to extend a non-conformity of a pre-existing non-conforming single family dwelling.

"Parties of interest" were verified by the Board of Assessors. Notice of Public Hearing was mailed by the recording secretary of the Zoning Board of Appeals to the "Parties of interest" and said notice was advertised on 4/25 & 5/2/13, all according to statute.

The hearing was held on May 13, 2013 as scheduled and advertised. The Board considered the requested Special Permit in the light of statutory criteria and the requirements of said Bylaw. The petitioner, Kevin Murphy and his architect, Deborah McPhee spoke on behalf of the application.

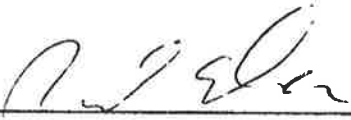
WHEREFORE, the Board hereby grants the requested Special Permit pursuant to Section 5.1.5 and MGL, C. 40A and Section 6, after Finding that:

- 1) The proposed work to the front porch was required for structural repair to the dwelling.
- 2) The proposed setback relief from the 25' requirement to 18.2' is not substantially more detrimental than the existing non-conformity, and
- 3) The public health and safety will not be affected as there will remain adequate access for emergency and fire equipment

This decision does not relieve the Petitioner or any other person of the necessity of complying with all other applicable federal, state or local statutes, ordinance by laws and/or regulations.

Any appeals of this Decision shall be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of the filing of the Decision in the office of the Town Clerk.

MEMBERS: Paul Scheiner, Marilyn Messenger, Martha Elliot, Chris Etchechury and Carlos Perez with a vote of 5-0 in favor.



Paul Scheiner, Chair

Dated: June 5, 2013