

MINUTES OF THE ZONING BOARD OF APPEALS  
March 30, 201 – 7:00 p.m.  
195 Main Street, Maynard, Room 101

Members present: Chair Paul Scheiner, Marilyn Messenger, Leslie Bryant, Christopher Etchechury  
Also present Building Commissioner Rick Asmann

**7:02 p.m. - Call to order**

**Public Hearing: a. Petition of Anne B. Keesler, 7 Spring Lane, Maynard, Map 18-Parcel 82, for a Special Permit to extend a pre-existing non-conforming structure, pursuant to Maynard Zoning By-Laws, Section 5.1.5, to allow for the front setback to be reduced from 25 feet to 20.5 feet; and for Variance from the Dimensional Schedule, Section 4.1.1, to allow for the side setback to be reduced from 15 feet to 11.5 feet for the construction of an attached one car garage.**

Chair Scheiner asked the petitioner to present the petition. Anne Keesler stated that the project is for an attached one car garage, there is a pre-existing nonconforming setback for frontage, the request is for a Special Permit for reduction in front setback to 20.5 feet. The proposal also would require the side setback to be 11.5 therefore requesting a variance from the required 15 feet since the current structure complies with the side setback. The petitioner explained that owing to the soil, shape and topography the lot slopes to the rear, they can put garage in back but it would take up whole yard there would be substantial grading and filling required. The frontage on this lot is narrower than abutting lot only 63 feet neighboring lots have 90-100 feet, the hardship is that it would be costly and hard to put in back, owner was injured in an accident the garage would make it easier for the owner to access vehicle. The proposal is not a detriment to public good it is a small garage to keep with architecture of house.

Chair Scheiner asked if there were any abutters to speak in favor or against the petition. Several abutters stated they did not have an objection to the proposed one car garage. There was discussion of the shed location, plantings along abutting property, one abutter asked about height if the garage would block sunlight. Tim Hess of 186 Main Street stated that although he is not a direct abutter he wants to speak in favor of the petition, to put the garage anywhere that complies it would take up the whole backyard, this is a better proposal. Recommend that they add a few additional feet to garage this would give some additional room for pulling in.

Chair Scheiner asked what the lot area and lot coverage proposed and existing are. Building Commissioner explained that this is not living area so the 25 percent rule does not apply.

**A motion was made by Marilyn Messenger to close the hearing, seconded by Christopher Etchechury. The Board voted 4 to 0 in favor of the motion.**

The board deliberated.

**A motion was made by Leslie Bryant to approve a Special Permit to extend a pre-existing non-conforming structure, pursuant to Maynard Zoning By-Laws, Section 5.1.5, to allow for the front setback to be reduced from 25 feet to 20.5 feet, seconded by Marilyn Messenger. The Board voted 4 to 0 in favor of this motion.**

**A motion was made by Leslie Bryant to grant the Variance from the Dimensional Schedule, Section 4.1.1, to allow for the side setback to be reduced from 15 feet to 11.5 feet for the construction of an attached one car garage, and the relocation of the shed and removal of the concrete pad, the topography of the property makes it difficult to place in a different area of the lot due to steep slope, the proposal is not more detrimental to the neighborhood and will not derogate from the zoning bylaws seconded by Marilyn Messenger. The Board voted 4 to 0 in favor of this motion.**

Building Commissioner Rick Asmann explained the timelines for decision, appeal and recording periods.

A motion was made by Marilyn Messenger to adjourn, seconded by Leslie Bryant  
Meeting adjourned at 7:35 p.m.