

Application Fees (Not Including  
Advertising and Mailing Costs):

- Special Permit: \$250 - *Parcel #121*
- Variance: \$250
- Appeal of Building Commissioners Decision: \$250
- Special Permit Renewal: \$150

Clerk Stamp:

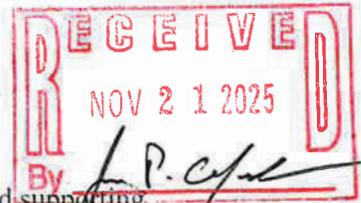
**TOWN OF MAYNARD**

NOV 25 2025

**TOWN CLERK'S OFFICE  
MAYNARD, MA 01754**



**ZONING BOARD OF APPEALS  
APPLICATION NUMBER: ZBA 2506  
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. *10:59 AM*

Address of Property 5 Grant St.

Characteristics of Property: Lot Area 4675 Present Use Private Single family residence

Assessor's Map # 15 Parcel # 253 Zoning District GR

Name of Petitioner Eliza Jane M. Bemis Phone # 978-807-6977

Mailing Address 5 Grant St. Maynard, MA 01754

E-mail Address Liza @ HutchinsFarm.com

Name of Owner \_\_\_\_\_ Phone # \_\_\_\_\_  
(If not Petitioner)

Mailing Address \_\_\_\_\_

Petition is for \_\_\_\_\_ An Appeal from the Decision of the Building Commissioner

*(Check One)*  A Variance

A Special Permit

Other (Please Specify) \_\_\_\_\_

Applicable Section of the Zoning By-Laws: Special Permit - Section 4.1

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

See attached sheet

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 \_\_\_\_\_

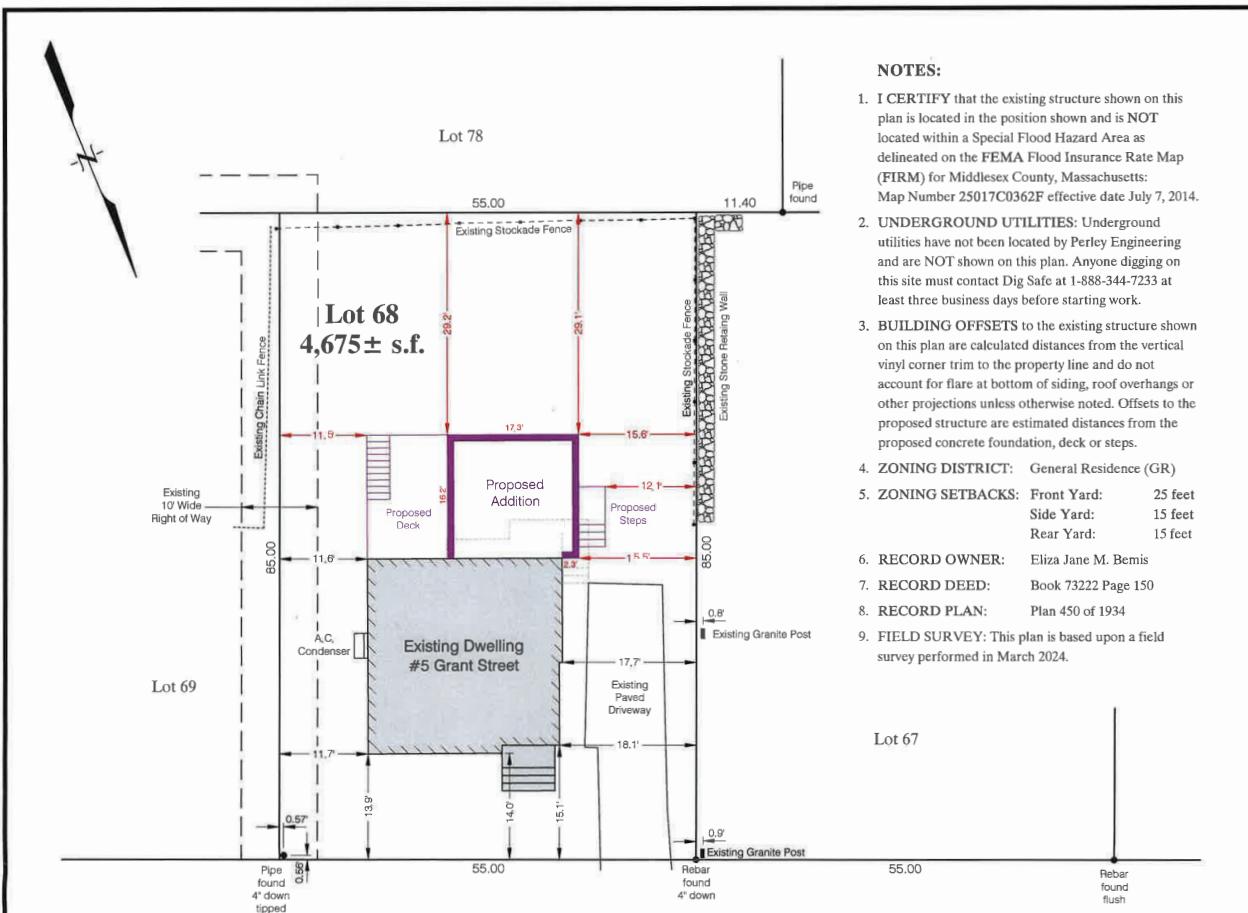
*Signature of Owner, if other than Petitioner* \_\_\_\_\_

The subject property, 5 Grant Street, Maynard, MA 01754, is a pre-existing nonconforming single-family dwelling on a nonconforming lot in the General Residence (GR) zoning district. The structure is nonconforming due to insufficient front setback (25 feet required, 13.9 feet provided); and east side setback (15 feet required, 11.6 feet provided). The lot is also nonconforming due to insufficient frontage (75 feet required, 55 feet provided); lot width (70 feet required, 55 feet provided); and lot area (7,000 square feet required, 4,675 square feet provided).

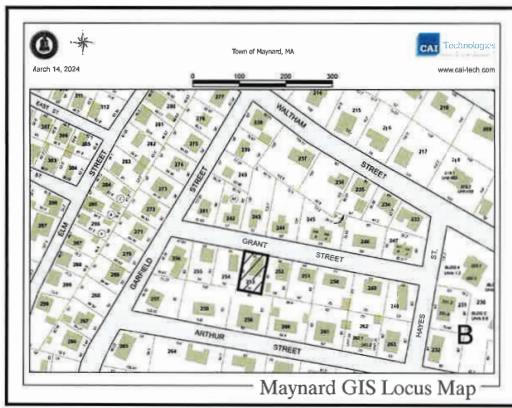
We request a Special Permit under Section 4.1 of the Zoning By-Laws for a proposed deck that would extend but not exacerbate the pre-existing nonconforming east side setback (15 feet required, 11.6 feet provided). We believe this change will not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The house's east side is currently eleven and six tenths (11.6) feet from the property line, but because the house is not perfectly parallel to the property line, extending the deck straight back off the house will bring the end of the deck closer to the property line by one tenth of a foot.

The house was built around 1903 and is in character with the surrounding neighborhood. This requested change we believe would be in harmony with the surrounding houses. It will continue to be used as a single-family private residence.

So, in conclusion: We request a Special Permit under Section 4.1 of the Zoning By-Laws for a proposed deck that would extend the pre-existing nonconforming east side from the requirement of fifteen (15) feet to eleven and a half (11.5) feet.



### Grant Street



### Proposed Plot Plan 5 Grant Street Maynard, Massachusetts

Assessor's Map: 15 Parcel: 253  
Prepared for: Eliza Jane M. Bemis

0 5 10 20 30 40  
Scale: 1 inch = 10 feet

**PERLEY ENGINEERING** C. JEFFERSON G.  
LAND SURVEYING & CIVIL ENGINEERING PERLEY  
90 Picnic Street, Boxborough, MA 01719 No. 37055  
jeff@perleyengineering.com (978) 369-6880

June 26, 2025



DIGITALLY SIGNED