

Application Fees (Not Including Advertising and Mailing Costs):

- Special Permit: \$250
- Variance: \$250 - Paid
- Appeal of Building Commissioners Decision: \$250
- Special Permit Renewal: \$150

Clerk Stamp:

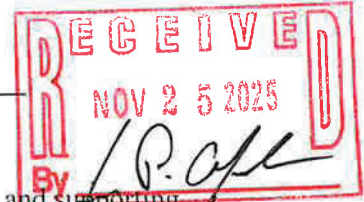
TOWN OF MAYNARD

NOV 25 2025

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



**ZONING BOARD OF APPEALS
APPLICATION NUMBER: ZBA 2507
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.

Parcel #: Chase 555

Address of Property 6 Guyer Rd, Maynard MA, 01754

Characteristics of Property: Lot Area 10,019ft Present Use Residential

Assessor's Map # _____ Parcel # 52 Zoning District S1

Name of Petitioner Alexandria Carlson Phone # 603-397-9085

Mailing Address 6 Guyer Rd, Maynard MA, 01754

E-mail Address trombley.a.1994@gmail.com

Name of Owner same as petitioner Phone # _____
(If not Petitioner)

Mailing Address _____

Petition is for
(Check One)

<input type="checkbox"/>	An Appeal from the Decision of the Building Commissioner
<input checked="" type="checkbox"/>	A Variance
<input type="checkbox"/>	A Special Permit
<input type="checkbox"/>	Other (Please Specify) _____

Applicable Section of the Zoning By-Laws: _____

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

Please see attached

I hereby request a hearing before the Zoning Board of Appeals with reference to the above Petition.

Signature of Petitioner (or representative) Alexandria Carlson

Address (if not Petitioner) _____

Telephone Number _____

Signature of Owner, if other than Petitioner _____

6 Guyer Road - Nature and Justification of Petition for Variance

Petitioner: Alexandria Carlson

Background

Maynard's zoning laws for zone S1 require a maximum 15% coverage of a property by structures. Our property is approximately 10,000 square feet, meaning the maximum coverage we could have within the zoning laws is 1502 square feet. We are proposing an addition that would increase our property coverage to 1583 of finished square feet, which is 0.83% more than the maximum 15% coverage by zoning laws (15.83% coverage total). The home's current rear setback is approximately 36 feet, so the addition extending 18 feet would leave a remaining setback of 18 feet, which is less than the 30 feet required by zoning laws.

Discussion of hardship and preservation of neighborhood character

Strict enforcement of the 15 percent coverage limit or the maximum rear setback would prevent any modest addition to accommodate modern living needs, including adding a second bathroom to the home. The hardship is substantial because the existing house footprint make full compliance infeasible without removing or reconstructing portions of the existing dwelling.

The addition is located in a manner that preserves open space, and is consistent with the scale of neighboring homes. Using MassGIS Property Tax Records, we downloaded a dataset including property and building sizes for all single-family, 1-story residential homes in Maynard's zone S1. 56 properties have a building coverage of more than 15% (see attached list of properties). This research supports the claim that our addition would preserve similar open space to surrounding properties, and that it would be consistent with the scale of neighboring homes.

The proposed addition would be located at the back of the home, which is unlikely to be visible from the street due to its positioning within an already fenced-in area of the property. Notably, the back of the home preserves setbacks and maintains the neighborhood character most effectively, compared to an addition on the side or front of the home.

In summary, the relief requested will not be detrimental to the public good nor substantially derogate from the intent of the zoning bylaw, which is to ensure adequate open space and maintain neighborhood character.

Personal statement

We are a growing family of 3, including my husband, myself, my 2-year-old daughter, and our son who is arriving in April, 2026. We were lucky enough (or, possibly wise enough) to purchase our home in 2017 before home price inflation, and refinanced in 2021 when interest rates were below 3%.

Knowing we wanted to expand our family and being fully aware of the limitations of our space, we spent seven months in 2025 looking for a suitable home. As two working parents with one (soon to be two) wild daycare payments, we were looking for a home within our budget that

would offer modest amenities, with a second bathroom and a bit more space for living. Given the current economy and interest rates, we were unable to find a home that met these requirements and that was within our budget, having several offers rejected.

This addition would enable us to have an affordable home, with modest, modern amenities, such as a second bathroom and living space. And, I believe this is one of Maynard's goals - to attract and support young middle-class families who want to own a home and raise a family, while other towns' homes outprice the working middle-class families in the range of hundreds of thousands of dollars. We hope Maynard is supportive of our goal to continue to raise our family here, in a home appropriate for raising our two children.

Single-family, 1-story homes in Maynard's S1 zone with lot coverage over 15%

Lot size (square feet)	Address	Building/residential area (square feet)	Percent lot coverage (%)
4792	11 FOREST ST	1180	24.6
12632	13 ELM CT	3041	24.1
5663	1 PINECREST TER	1192	21.0
10890	19 AMORY AV	2092	19.2
11326	25 AMORY AV	2170	19.2
5663	19 LINCOLN ST	1064	18.8
11761	10 REO RD	2188	18.6
12197	12 DIX RD	2208	18.1
10019	19 LORING AV	1808	18.0
10019	83 BROOKS ST	1800	18.0
10019	24 OLD MILL RD	1781	17.8
14375	2 FIELD ST	2520	17.5
11761	15 CHARLES ST	2054	17.5
10019	6 LORING AV	1744	17.4
10454	23 LORING AV	1818	17.4
6970	3 GLENHILL TER	1207	17.3
7405	1 ELMHURST RD	1254	16.9
10019	13 LORING AV	1692	16.9
10019	11 REO RD	1692	16.9
6970	19 BROWN ST	1177	16.9
5663	1 BELLEVUE TER	952	16.8
7405	4 SECOND ST	1242	16.8
10019	10 DURANT AV	1664	16.6
10019	79 BROOKS ST	1658	16.5
10454	23 REO RD	1727	16.5
10019	7 SHERIDAN AV	1634	16.3
13068	89 BROOKS ST	2130	16.3
12197	19 DIX RD	1988	16.3
10454	13 AMORY AV	1692	16.2
10019	1 O`MOORE AV	1620	16.2
10454	1 GUYER RD	1684	16.1
10019	11 HAZELWOOD RD	1613	16.1
4792	28 THIRD ST	768	16.0
7405	6 GLENVIEW TER	1184	16.0
10890	3 GLENVIEW TER	1740	16.0
10019	19 O`MOORE AV	1594	15.9
6098	13 WINTER ST	968	15.9
8276	2 SOUTH ST	1312	15.9

7405	5 WOODBINE TER	1168	15.8
10019	7 LORING AV	1572	15.7
10890	16 DANA RD	1704	15.6
13504	17 MAYFIELD ST	2100	15.6
10019	32 REO RD	1551	15.5
6970	104 WALTHAM ST	1078	15.5
13068	17 REO RD	2008	15.4
10019	26 OLD MILL RD	1534	15.3
10454	7 GUYER RD	1600	15.3
10019	9 AMORY AV	1526	15.2
10890	3 DIX RD	1653	15.2
10019	11 LORING AV	1518	15.2
10019	4 LORING AV	1518	15.2
10019	9 GUYER RD	1518	15.2
10019	1 AMORY AV	1518	15.2
7405	2 WOODBINE TER	1120	15.1
10890	23 WOOD LN	1647	15.1
7405	6 PINECREST TER	1116	15.1



November 17, 2025

6 Guyer Road

Town of Maynard, MA

1 inch = 27 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

MAYNARD, MASS.

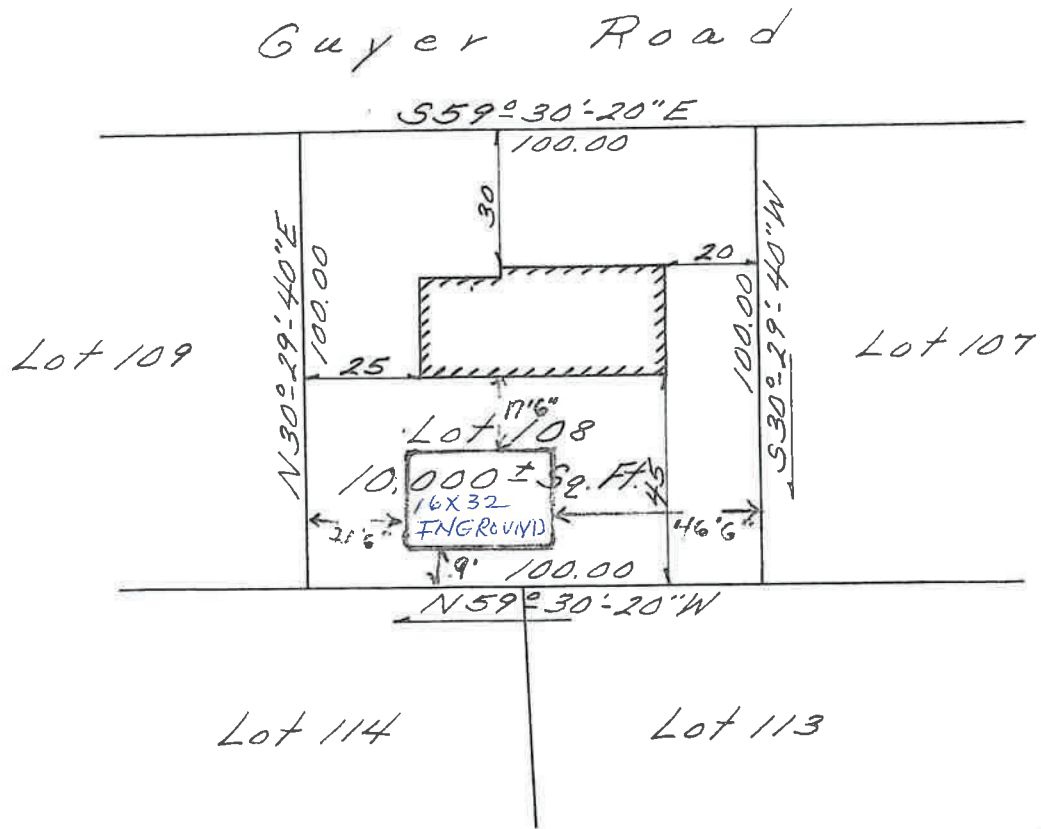
C & C HOMES, INC.

Scale 1" = 40' July 1963.

Mr Lawrence Duquette
6 Guyer Rd
Maynard Mass

897-7961

16X32 INGROUND POOL



I hereby certify that the building shown on this plan is located on the ground as shown thereon and that it conforms to the zoning and building laws of the Town of Maynard when constructed and to restrictions of record.

Date 7/18/63 Surveyor James W. Chisholm

