



TOWN OF MAYNARD
Zoning Board of Appeals: Staff Report
195 Main Street · Maynard, MA 01754
Tel: 978-897-1302 · www.townofmaynard-ma.gov

I. Project Information

| | |
|---------------------------|---|
| Application # | ZBA2507 |
| Project Location | 6 Guyer Road, Maynard, MA 01754 |
| Property Owner | Alexandria Carlson, 6 Guyer Road, Maynard, MA 01754 |
| Applicant | Same as owner |
| Type of Request | Variance |
| Zoning | S1 |
| Date App. Received | Nov. 25, 2025 |

II. Project Description

The subject property, 6 Guyer Road, is a single family dwelling located within the Single-Family Residence Zoning District 1. The shed in the rear of the property contributes to the total building coverage, which currently exceeds the allowable limit (15% allowable, 15.96% existing). The petitioner is requesting a Variance per Section 4 and 5.1.4 to build an addition which would increase total coverage to 17.75%, and which would create a new nonconformity on the rear setback (36ft existing, 18ft proposed).

III. Procedural History

1. Pursuant to Massachusetts General Law Chapter 40A, Section 10, an application for a Variance from the Maynard Zoning By-laws was submitted by the above-referenced owner and filed with the Zoning Board of Appeals (ZBA) on November 25, 2025.
2. The application was accompanied by a plan and survey.
3. A public hearing on the Variance application was scheduled for December 22, 2025. The Legal Notice was placed in a paper of local circulation and sent via certified mail to interested parties on December 8 and December 15, 2025.
4. The application documentation and other submitted material were reviewed by Town Staff.

IV. Regulatory Framework

a. State Statute

The criterion to grant a Variance is defined by MGL Ch. 40A Sec 10. To grant a Variance, the Board must determine each of the following conditions exist:

1. The permit granting authority specifically finds that, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located;
2. That a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant (note: a hardship is not of a personal nature but is connected to the subject property);
3. That desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

V. Staff Analysis

a. Dimensional Requirements and Proposed Conditions

If granted, the applicant's request would allow renovations to the property that would extend the existing front setback nonconformity:

Table 1. Dimensional Requirement and Proposed Conditions (nonconformities colored **red**)

| | Required | Existing | Proposed |
|-------------------------------|-----------------|-----------------|------------------|
| Min. Lot Area | 10,000 sqft. | 10,000 sqft. | <i>No change</i> |
| Max. Building Coverage | 15% | 15.96% | 17.75% |
| Setback Side Right (E) | 15 feet | 20 feet | <i>No change</i> |
| Setback Side Left (W) | 15 feet | 25 feet | <i>No change</i> |
| Setback Front | 25 feet | 30 feet | <i>No change</i> |
| Setback Rear | 30 feet | 36 feet | 18 feet |

b. Internal Review

| | |
|-----------------------|--------------------|
| Building Commissioner | <i>No comment.</i> |
| Conservation Agent | <i>No comment.</i> |
| Health Director | <i>No comment.</i> |
| Town Engineer | <i>No comment.</i> |
| Police | <i>No comment.</i> |
| Fire | <i>No comment.</i> |

VI. Action Required

1. Board determination if the request meets the criteria for a Variance as contained in Section IV of this report. If the Board does determine that the criteria are met, it should describe how each condition is met.
2. Board Vote:
 - a. granting a Variance to allow construction of an addition which would increase building coverage up to 18%, and create a new nonconformity on the rear setback.

VII. General Conditions

a. Recording of Decision and Approved Plans:

The Applicant shall file this decision with the Middlesex South District Registry of Deeds (or Land Court if registered land) and a copy of the decision stamped with the recording information (Book/Page or Land Court document number) shall be provided to the Building Department.

b. Appeals

Appeals shall be made within twenty (20) days after the date of filing this decision in the Office of the Town Clerk directly to a court of competent jurisdiction in accordance with the provisions of M.G.L., Chapter 40A, Section 17.