

**Application Fees (Not Including  
Advertising and Mailing Costs):**

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

Clerk Stamp:



**ZONING BOARD OF APPEALS**  
**APPLICATION NUMBER: ZBA2504**  
**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.

Address of Property 106 Waltham Street, Maynard MA 01754

Characteristics of Property: Lot Area 6,490 Present Use LOT

Assessor's Map # 21/5 Parcel # 021.0-0000 Zoning District R.L.S-1  
-0005.0

Name of Petitioner Ilson Machado Phone # 774-2850413

Mailing Address 165 Sizerzo Blvd. Marlborough MA 01752

E-mail Address ilson.machado@custom.pro.com

Name of Owner Geoffrey Sutton & Aygiel Balcioglu (If not Petitioner) Phone # 957-3618273

Mailing Address 106 Waltham St - Maynard MA, 01754

Petition is for

An Appeal from the Decision of the Building Commissioner

A Variance

(Check One)

A Special Permit

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

Applicable Section of the Zoning By-Laws: \_\_\_\_\_

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

Increase lot coverage from 15% to 16.57% see attached explanation letter

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 774 285 0413

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

*Geoffrey Sutton & Aygiel Balcioglu*

Chair Paul Scheiner  
Zoning Board of Appeals  
195 Main St.  
Maynard MA 01754

September 4 2025

Re: Justification Statement 106 Waltham Street – Request for Relief to Reconstruct Sunroom

Dear ZBA,

We have retained MACHADO CUSTOM PROJECTS INC to renovate an existing three-season sunroom to make it habitable year-round and better integrate it with our house. The Building Commissioner has informed us that in order to construct our proposed sunroom, a Variance and a Special Permit will be required from the ZBA.

**Variance**

Our proposed renovation would add 112 sq ft to our existing sunroom, currently 96 sq ft. As a result, the total coverage increases to 16.57% coverage from 14.74%. The maximum building coverage for the S1 district is 15%.

The minimum lot size for S1 is 10,000 sq ft. but our lot, laid out in 1950, is 6,490 sq ft. As a result, our modest cape plus its small portico and backyard utility shed is already close to the minimum building coverage of 15%.

We believe our property meets the Commonwealth and the town criteria for a Variance. The hardship affecting our property is that our lot is significantly undersized for regulation under the S1 district. Not all but many homes are sited on larger lots in the immediate neighborhood. We believe being located on a smaller lot restricts uses of our property more than others in the area. Consequently, without relief, we are prevented from adding an amenity many other homes in the neighborhood enjoy.

We request the ZBA grant a Variance to allow a building coverage of approximately 17% to reconstruct our sunroom as depicted in the attached plans.

**Special Permit**

We are also constrained by an existing nonconformity in our western side setback. The district regulations require the house be a minimum of 15 ft from a property line. The west side of our house is 12 ft from the property line. Our proposed renovation would extend but not exacerbate the existing nonconformity by maintain the 12 ft setback.

We believe the benefit of the admission outweighs any potential impacts and will improve the appearance of the home will improve once the old sun porch is gone.

Thank you for your time and consideration. We look forward to a positive resolution to our appeal so we can finish construction before cold weather sets in.

Yours Truly  
Geoffrey Dutton and Aygül Balcioglu  
106 Waltham St.  
Maynard MA 01754