



Zoning Board of Appeals

Town Office Building
195 Main Street
Maynard, MA 01754

FINDINGS AND DECISION

Petition of James MacDonald (Durango Realty Trust) requesting a Variance for reduced front setbacks to construct a Dumpster Enclosure that will create a new non-conformity.

Property Location: 2 Florida Road, Maynard, Ma.
Date of Decision: January 30, 2017
Petition Number: ZB 16-08

I. Procedural History

- a. On December 27, 2016, the applicant filed a petition with the Maynard Zoning Board of Appeals (ZBA) requesting a Variance from Section 4 of the Zoning By-laws providing relief from the required 30 foot front setback to allow a dumpster enclosure with a front setback of approximately 10 feet. The structure requiring a variance was built prior to obtaining approval. This request is to allow the Applicant to retain the current structure.
- b. "Parties in Interest" were verified by the Maynard Property Assessor's Office. Notice of Public Hearing was mailed to the "Parties in Interest" and said notice was published, all according to statute.
- c. A public hearing was held on January 30, 2017 as scheduled and advertised. The Board considered the petition in the light of statutory criteria and requirements of the Maynard Zoning By-laws and the Massachusetts General Laws. No one spoke in opposition to the request.
- d. The application for the proposed addition was accompanied by mortgage inspection plan drawn and certified by Paul G. Josephson and a justification statement to the ZBA from the petitioner dated December 21, 2017.

II. Petition Details

- a. The subject property has a lot area of approximately 9,235 feet² and a zoning designation of "Business" (B).
- b. The petitioner is requesting to construct a dumpster enclosure with a front setback of approximately 10 feet. This requires a Variance from the Dimensional Schedule, per Section 5.1.4 of the Zoning By-laws.

III. Findings

The ZBA finds:

- a. The topography and unique shape (small size) of the subject property do not generally affect other properties in the zoning district in which it is located. This prevents makes conformity with setback requirements impossible without loss of existing parking.
- b. This is a multi-family rental property. Without the dumpster enclosure, the circumstances create a less-desirable rental property. This can negatively affect property values and rental rates due to aesthetic impact of an open dumpster on both the subject property and on the surrounding area. The ZBA also determined that the requested enclosure type controls the spread of litter and debris more effectively than other options.
- c. There would be no substantial detriment to the public good or derogation from the intent or purpose of the By-law by granting the Variance. This request improves the area and is consistent with the Zoning By-laws, specifically Section 1.1 which states the intent of its regulations is to promote the general welfare of the Town.

IV. Motion


A motion was made by Marilyn Messenger and seconded by Leslie Bryant to issue a Variance for the property located at 2 Florida Road that will provide relief from the required 30 foot front setback to allow a dumpster enclosure with a front setback of approximately 10 feet.

Record of Vote


The Zoning Board of Appeals voted 4-1 to grant the Special Permit:

Voted:

Paul Scheiner	Yes		
Marilyn Messenger	Yes	Jerry Culbert	No
Leslie Bryant	Yes	John Courville	Yes

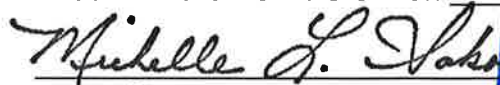


Paul Scheiner, Chair
For the Zoning Board of Appeals



Date

Filed with the Town Clerk on:



Town Clerk

