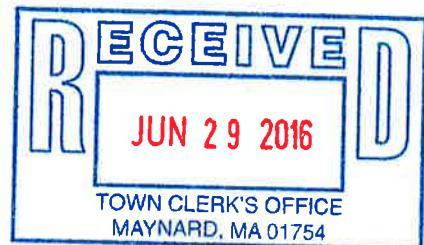




Zoning Board of Appeals

Town Office Building
195 Main Street
Maynard, MA 01754

The **Maynard** Advantage
New England Living for Everyone



FINDINGS AND DECISION

Petition of Gregory Knight, for Special Permit

Property Location: 46 Thompson Street
Date of Decision: June 10, 2016
Petition Number: ZB 16-03

Procedural History

1. On June 6, 2016, the Petitioners, Gregory Knight of 46 Thompson Street, filed a petition with the Maynard Zoning Board of Appeals (ZBA) for a Special Permit. The Petitioner requested to extend the existing non-complying front setback in order to allow him to construct an addition to a single family structure (Exhibits "A" and "B")
2. "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.
3. A public hearing was held on June 6, 2016 as scheduled and advertised. The Zoning Board considered the petition in the light of statutory criteria and requirements of the Maynard Zoning By-laws.

Petition Details

1. The petitioner requested a Special Permit to construct an addition that would extend an existing non-conformity:
 - A. The 10, 565 sq ft subject property has a zoning designation of General Residential, "GR".

- B. The existing structure has a non-conforming front set back of 20 ft. The required front set back is 25 ft.
- C. The proposed addition changes the coverage on the lot from 854 sq ft (~ 8%) to 914 sq ft (~8.7%). The maximum coverage is 40% (4,226 sq ft) for the GR Zoning District.
- D. The proposed addition requires relief from the 25 ft front setback, requirement found within the Zoning By-laws. The project would continue the existing non-conforming front setback of 20 ft from the required 25 ft
- E. Abutters attended in support/favor of the addition.

Findings

The Board evaluated the petitioner's request is consistent with the Zoning By-laws and meets the conditions for issuing a Special Permit:

- A. Social, economic, or community needs which are served by the proposal;
- B. Traffic flow and safety, including parking and loading;
- C. Adequacy of utilities and other public services;
- D. Neighborhood character and social structures;
- E. Impacts on the natural environment; and
- F. Potential fiscal impact, including impact on town services, tax base, and employment.

It was determined that the proposed addition was not detrimental to the neighborhood, there was no impact on public safety and no economic impact on the community.

Motion

A motion was made by Leslie Bryant and seconded by Marilyn Messenger to vote in favor of the petition for a Special Permit to allow:

- A. Extension of the existing non-conforming, allowing a reduced front setback from 25 ft to 20 ft for the property located at 46 Thompson Street.

Record of Vote

The Zoning Board of Appeals voted 5-0 to grant the requested Special Permit.

Voted:

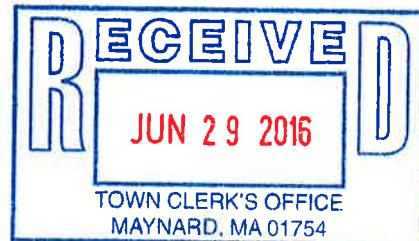
Paul Scheiner	Yes
Molly Bergin	Yes
Marilyn Messenger	Yes
Leslie Bryant	Yes
Jamal De Vita	Yes

Weller

27 Jun 2016

Paul Scheiner, Chair
Zoning Board of Appeals

Date



Filed with the Town Clerk on:

Town Clerk:

Exhibit "A"



Exhibit "B"

