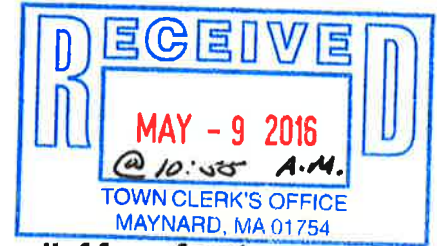




Zoning Board of Appeals

Town Office Building
195 Main Street
Maynard, MA 01754

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



FINDINGS AND DECISION

Petition of Michael Wurster, for Variances allowing relief from front setbacks and maximum land coverage

Property Location: 23 Reo Road
Date of Decision: April 25, 2016
Petition Number: ZB 16-02

Procedural History

1. On March 28, 2016, the Petitioners, Michael and Kristen Wurster of 23 Reo Road, filed a petition with the Maynard Zoning Board of Appeals (ZBA) for Variances pursuant to Maynard Zoning By-Laws, Section 4.0 and 5.0. The Petitioner requested Variances that would allow him to construct an addition to a single family structure.
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 April 25, 2016 as scheduled and advertised. The Board considered the petition in the light of statutory criteria and requirements of the Maynard Zoning by-laws. No one spoke in opposition to the request, neighbors attending voiced support for the project.

Petition Details

1. The petitioner requested Variances to construct an addition (Exhibit "A") that would create or expand two non-conformities:
 - A. The proposed addition changes the coverage on the lot from 15.66% (1,791 sq ft) to 17.8% (2039.96 sq ft). The maximum coverage is 15% for this zoning district.
 - B. The proposed addition requires relief from the front setback. The project would reduce the front setback to 22 ft from the required 25 ft.

2. The 11.439 sq ft. subject property has a zoning designation of Residential R1.

Findings

The Board determined that the petitioner's proposed addition at 23 Reo Road, Maynard, MA meets the variance criteria as required by MGL Ch40A Sec 10.

Motion

A motion was made by Leslie Bryant and seconded by Marilyn Messenger. The motion stated the ZBA determined:

- A. unique conditions exist on the subject property due to the corner lot and slab;
- B. the request will not derogate from the intent of the Zoning By-laws; and,
- C. the request is not detrimental to the public good.

The motion also granted variances allowing:

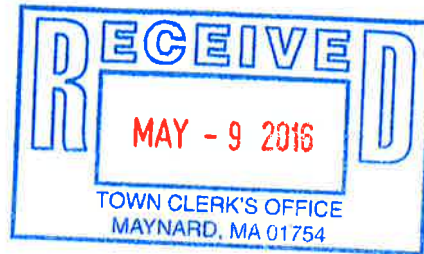
- A. A reduced front setback of 22 ft.
- B. Increased lot coverage of 17.8%.

Record of Vote

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


Voted:

Paul Scheiner	Yes
Carlos Perez	Yes
Marilyn Messenger	Yes
Leslie Bryant	Yes
Jamal De Vita	Yes





Paul Scheiner, Chair
for the Zoning Board of Appeals



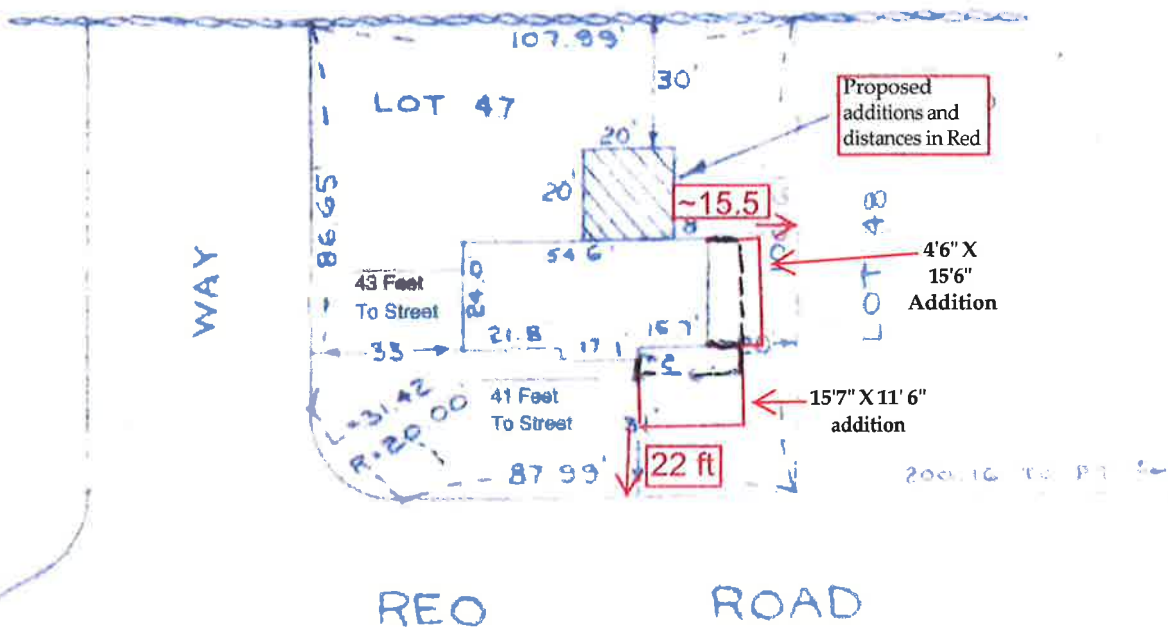
Date

Filed with the Town Clerk on:

Town Clerk:

Exhibit "A"

n. or f. FOWLER



HOUSE CERTIFICATION PLAN
 OF LAND IN
 MAYNARD, MASS.

JOSEPH W. MOORE INC.
 REG. LAND SURVEYOR BEDFORD, MASS.

SCALE: 1 IN. = 40 FT.

MAY 23, 1968

I CERTIFY THAT THE BUILDING ON THIS PROPERTY IS LOCATED AS SHOWN ABOVE AND COMPLIED WITH THE BUILDING AND ZONING LAWS OF THE TOWN OF MAYNARD, MASS. WHEN CONSTRUCTED.



Joseph W. Moore