



BOARD OF APPEALS

Town Hall

195 Main Street
MAYNARD, MA 01754

PETITION OF PAVEL KOCA
PREMISES: 22 Powder Mill Road, Maynard
CASE NO. 2011 SP 11
Date of Decision: April 27, 2011

On March 10, 2011, the Petitioner filed an application with the Maynard Zoning Board of Appeals for a Special Permit pursuant to Section 7.4.1 to enlarge, modify a pre-existing non-conforming two family dwelling in the Business Zoning District.

“Parties in interest” were verified by the Board of Assessors. Notice of Public Hearing was mailed to the “Parties of Interest” and said notice was published, all according to statute.

The hearing was held on April 27, 2011, as scheduled and advertised. The Board considered the request in the light of statutory criteria and the requirements of said bylaw. The Petitioner, Pavel Koca, spoke on his application, after invitation by the Chair, no one spoke in opposition.

WHEREFORE, the Maynard Zoning Board of Appeals hereby *grants* the requested Special Permit relief pursuant to Section 7.4.1 to enlarge, modify a pre-existing non-conforming two family in the Business Zoning District.

The grant of the Special Permit meets the statutory criteria of the Maynard Zoning Bylaw and the provisions of Massachusetts General Laws Chapter 40A, Section 9; in that the grant of the Special Permit is for a use in general harmony with the general purpose and intent of the Bylaw.

The board found that allowing to enlarge the dwelling will not be substantially more detrimental than the existing structure.

The public health and safety will not be affected by granting of this Special Permit since there will remain adequate access for emergency and fire vehicles and apparatus.

This decision does not relieve the Petitioner or any other person of the necessity of complying with all other applicable federal, state and local Bylaw.

Any appeals of this Decision shall be made pursuant to Massachusetts General Laws Chapter 40A, Section 17 and a copy of the appeal shall be filed in the Town Clerk's Office within twenty (20) days after the date of the filing of the Decision in the office of the Town Clerk.

MEMBERS: Attending and voting members, Marilyn Messenger, Leslie Bryant, Lynne Lombardi and Paul Schneier voted in the affirmative to grant this special permit.

Dated: April 28, 2011

Marilyn Messenger, Chair