



BOARD OF APPEALS
TOWN BUILDING
195 MAIN STREET
MAYNARD, MA 01754

Petition of Gene Naddeo
PREMISES: 11 Mockingbird Lane, Maynard
Case no. 2012 V 14
Date of Decision: July 10, 2012

On April 25, 2012 the Petitioner filed an application with the Maynard Zoning Board of Appeals for a Variance in accordance with Maynard Zoning ByLaws, pursuant to MGL Chapter 40A, Section 10 to expand an existing structure with a 16 x 16 room for additional living space and relief from Section 4.1, dimensional table, for building coverage from 15% to allow for coverage of 15.4% and relief from rear setback requirement of 30' to that of 25.5'.

“Parties of interest” were verified by the Board of Assessors. Notice of Public Hearing was mailed by the recording secretary of Zoning Board of Appeals to the “Parties of interest” and said notice was advertised, all according to statute.

The hearing was held on May 11, 2012, as scheduled and advertised. The petitioner was present.

Upon consideration the Board renders the following decision, denying the requested Variance pursuant to MGL Chapter 40A, Section 10 MGL Chapter 40A, Section 10 to expand an existing structure with a 16 x 16 room for additional living space and relief from Section 4.1, dimensional table, for building coverage from 15% to allow for coverage of 15.4% and relief from rear setback requirement of 30' to that of 25.5'.

The Board found that there was uniqueness to the lot in that ledge outcrops had resulted in the original builder locating the house further back on the lot than others in the district leaving a diminished rear yard area. The applicant was unable to identify the hardship. Because of that the Board felt the granting of a Variance would derogate from the intent of the Maynard Protective Zoning By-Laws.

THEREFORE, the Board votes 4-0 to DENY a Variance for setback at 11 Mockingbird Terrace, Maynard:

Voted:

Marilyn Messenger No _____

Dated: July 10, 2012

