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BOARD OF APPEAL

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DECISION

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MALDEN, MASS.

MEETING OF  
2 Claflin Terrace  
December 20, 2017  
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**PETITION OF:**

Jiansheng Du, for a variance of Section 400.1.2.1, Chapter 12, of the Revised Ordinances of 1991 as Amended of the City of Malden, dimensional controls and parking requirements for single family residential dwelling namely, to propose new addition, new dormer, new porch and interior alteration as per plans at the property known as and numbered 2 Claflin Terrace, **Malden MA**, and also known by City Assessor's Parcel ID #010-074-408.

All statutory notices have been met and this petition is properly before the Board.

**FINDINGS OF FACT AND DECISION**

The petitioner, Jiansheng Du appeared before the Board on December 20, 2017 proposing to construct an addition with interior alterations as per plans presented to the Board.

Building Commissioner Nelson Miller appeared before the Board and stated that if the petitioner modified his plans to reduce the number of bedrooms he was seeking he would be able to approve such a modified plan. The proposed modified plan would not result in an increase to the number of bedrooms or an increase to demand for parking capacity.

The petitioner acknowledged the proposed changes suggested by the Building Commissioner.

No one spoke in favor.

No one spoke in opposition.

After due hearing, the Board found and adopted the facts as alleged by the Petitioner and that a literal enforcement of the zoning ordinance would involve a substantial hardship, financial and otherwise, to the petitioner.

In addition, the requested relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the purpose or intent of the applicable zoning ordinance.

Upon motion of Mike Steene which was seconded by James O'Brien, the Board voted unanimously to grant this petition subject to the following condition:

Petitioner shall modify plans subject to the approval of the Building Commissioner.

**Members Of The Board voting were:**

James O'Brien  
Mike Steene  
William Sullivan  
Deano Summers

Board of Appeal  
*Shannon Brandano*  
12, 24, 2017  
Shannon Brandano,  
Clerk