

# City of Malden

Massachusetts

Board of Appeal  
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Malden, Massachusetts 02148

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## BOARD OF APPEAL DECISION

Meeting of September 15, 2016, 2016

Lot 12 Overlook Ridge  
PAGE 1 of 1

### PETITION OF:

Attorney Thomas P. Callaghan, Jr., on behalf of Overlook Ridge LLC for a variance of Section 700.14.6.1, Chapter 12 Revised Ordinances of 1991, as Amended of the City of Malden, parking requirements for multifamily dwellings up to 8 stories in the Rowe's Quarry Reclamation and Redevelopment District, namely to reduce the parking requirement from two spaces per unit to 1.78 spaces per dwelling unit for three new multifamily residential dwellings containing five stories and 326 dwelling units, as per plans, on the property known as Lot 12 on Overlook Ridge Drive, Malden, MA and known by the City Assessor's Parcel ID # 185-575-506.

- *The property consists of 918,655 sq. ft. of land in Rows Quarry Reclamation and Redevelopment District.*
- *To reduce the parking requirements from 2 space to 1.78 spaces per dwelling unit or 581 parking spaces to accommodate 326 dwelling units*

### FINDINGS OF FACT AND DECISION

The Petitioner's attorney, Thomas Callaghan appeared before the Board to reduce the parking requirement from two spaces per unit to 1.78 spaces per dwelling unit for three new multifamily residential dwellings containing five stories and 326 dwelling units, as per plans, on the property known as Lot 12 on Overlook Ridge Drive, Malden, MA and known by the City Assessor's Parcel ID # 185-575-506.

The property contains approximately 6.78 acres with three (3) buildings in the construction phase. The petitioner proposes to preserve green space by reducing the 2 parking space requirement.

The developer and owner of the property sponsors three (3) trips to Boston and back, using their own private bus for the residences who currently reside on the property.

Due to the topography of the land, the petitioner will encounter a substantial hardship if his proposal is not allowed.

No one spoke in opposition.


After due hearing, the Board found and adopted the facts as alleged by the Petitioner that due to unique circumstances relating to the land, a literal enforcement of the zoning ordinance would involve a substantial hardship, financial or 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 purposes or intent of the zoning ordinance.

Upon motion of Deano Summers, and second by John King, the Board voted unanimously to grant this petition.

### MEMBERS OF THE BOARD VOTING WERE

James O'Brien, Chair  
Emery Haskell  
Dean Summers  
John King  
Shannon Brandano, Clerk

  
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