

RECEIVED City of Malden

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City Clerk's Office  
MALDEN, MASS.

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Board of Appeal  
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BOARD OF APPEAL  
DECISION  
Meeting of April 19, 2017

19 Glenmere Ave.  
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BOARD OF APPEAL  
DECISION

PETITION OF: (tabled July 21, 2016)

Martin G. Williams, 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 for single-family residential dwellings, namely, to construct a two-story addition and a deck at the rear of the existing dwelling, as per plans, at the property known as and numbered 19 Glenmere Ave., Malden MA, and also known by City Assessor's Parcel ID #156-570-051.

All Statutory requirements have been met and this property is properly before the Board

FINDINGS OF FACT AND DECISION

The Petitioner's architect Bill Curtis appeared before the Board seeking a Variance to the dimensional controls for single-family residential dwellings, namely, to construct a 9 x 26 ft. 2 ½ story addition to the right side of the existing structure All statutory notice requirements have been met and this petition is properly before the Board for hearing.

The Petitioner proposes to construct a two-story addition needing a variance for a left-side setback to the 10ft requirement within the dimensional controls. This property is located in a Resident A district and is already non-conforming.

No One spoke in opposition with two abutters speaking in favor:

1. Ahmed Saadouni
2. John and Elizabeth Hoffman


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 Shannon Brandano, the Board voted unanimously to continue this petition on August 18, 2016.

**MEMBERS OF THE BOARD VOTING WERE**

James O'Brien, Chair  
Emery Haskill  
Mike Steene  
Shannon Brandano, Clerk  
Deano Summers  
John King

  
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Shannon Brandano, Clerk  
May 4, 2017