



City of Malden

Massachusetts

Board of Appeal
110 Pleasant St.
Malden, Massachusetts 02148

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BOARD OF APPEAL DECISION

DECISION OF
April 18, 2018
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PETITION OF:

Patricia Bucciero and Manuel Cordeiro for a variance of Section 300.19, Chapter 12 of the Revised Ordinances of 1991 as amended of the City of Malden, the dimensional controls for residential dwellings namely, to construct an addition and convert an existing single-family to a two-family as per plans, at the property known as and numbered 24 Cliff Street, Malden, MA and also known by City Assessor's Parcel ID #140-792-239.

FINDINGS OF FACT AND DECISION:

The petitioner Patricia Bucciero appeared requesting a variance to construct an addition and converting to a two-family dwelling as per plans at the property known and numbered as 24 Cliff Street. All statutory notices have been met and this petition is properly before the Board.

The property consists of a single-family dwelling situated on approximately 21,482 sq. ft. of land. The petitioner proposes to construct an addition and convert the structure to a two-family dwelling. The property is situated in a Residence A Zoning District which allows for the conversion only by a use variance granted by the Board of Appeal. In accordance with Section 300.19 of the Zoning Ordinance, the Board must specifically find that the subject property has a lot area of no less than 13,000 square feet, that it conforms to the frontage requirements contained in 400.1.2.2 and that it contains no fewer than 7 parking spaces. This plan meets each of those requirements.

The proposal would not be detrimental to this neighborhood and no one spoke in opposition.

After due hearing, the Board found and adopted the facts as alleged by the petitioner and further found 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 Deano Summers, which was seconded by Michael Steene, the Board voted unanimously to grant this petition as per plans.

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MEMBERS OF THE BOARD VOTING TO GRANT WERE:

James O'Brien
Michael Steene
Deputy Chief William Sullivan
Deano Summers

Board of Appeal


~~James O'Brien~~
Chair