

City of Malden

Massachusetts
Board of Appeal
110 Pleasant Street
Malden, Massachusetts 02148

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MALDEN, MASS.

BOARD OF APPEAL
DECISION
Meeting of June 22, 2017

42 Lebanon St.
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BOARD OF APPEAL
DECISION

PETITION OF:

Anthony Barone on behalf of Capstone Properties, for a variance of Section 500.1.4.17, Chapter 12, of the Revised Ordinances of 1991 as Amended of the City of Malden, Off-street parking and loading for retail services, namely, to use the property as a Laundromat, as per plans, at the property known as and numbered 42 Lebanon St., Malden MA, and also known by City Assessor's Parcel ID #134-655-501.

Notice requirements have been met and this petition is properly before the Board.

FINDINGS OF FACT AND DECISION:

The petitioner proposes to operate a laundromat located in Maplewood Square with limited parking. This petition is to vary the required amount of parking space requirements.

Dominic Delaface, and Attorney Robert Leventhal also spoke on behalf of the petitioner.

The proposed business would have 2 full-time employees who would utilize the parking garage close by to the business to save on parking congestion. The business would provide approximately 20 washers and 20 dryers. The business would be operating 7 days per week and would have business hours of 8am-8pm. The front of the laundromat would be used for the customers, utilizing the back for service to its customers.

No one spoke in opposition.

Gill and Joanne Greeley of 12 Louise Court spoke in favor with concerns that were rectified in front of the Board. The following have been agreed upon between the petitioner, Councillor Neil Kinnon and Mr. & Mrs. Greeley:

1. Hours of operation shall be from 8am-8pm
2. A "No Parking" sign would be placed on the building for Louise Court with a Towing Company specifically listed.
3. They're will be no commercial trucks left overnight in the back of the building.

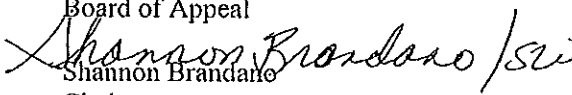
After due hearing, the Board found and adopted the facts as alleged by the Petitioner and that a literal enforcement of the zoning ordinance would involve a substantial hardship, financial and otherwise, to the petitioner.

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 Shannon Brandano, which was seconded by Deano Summers the Board voted unanimously to grant this petition.

MEMBERS OF THE BOARD VOTING WERE:

James O'Brien
Claire Croken
John King
Deano Summers
Mike Steene
Shannon Brandano

Board of Appeal

Shannon Brandano
Clerk