



# 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  
Page 1 of 2

### PETITION OF:

F W Webb (Greenleaf Construction, Barlo Signs) for a variance of Section 3.35.7.2.3.3.2, Chapter 3 of the Revised Ordinances of 1991 as amended, of the City of Malden, Sign Design Control ordinance regulating the appearance, size, placement and/or location of sign/signs located on residential, commercial and/or industrial properties at the location known as 869 Eastern Avenue, Malden, MA and known by City Assessor's Parcel ID #127-435-504.

### FINDINGS OF FACT AND DECISION:

The petitioner appeared represented by Craig Moore of Barlo Signs seeking relief from the Sign Control ordinance at the property known and numbered as 869 Eastern Avenue. All statutory notices have been met and this petition is properly before the Board.

The property is located at the corner of Eastern Avenue and Maplewood Street and consists of a warehouse building. It is currently occupied by FW Webb and is situated on approximately 42,645 sq. ft. of land. The Sign Design Review Committee approved a free standing sign on the property and the petitioner is now seeking a variance for the wall sign. The building is set back from the street and the plan calls for a larger sign to better identify the business. The proposal exceeds the maximum sign area required by the Sign Control section of the ordinance.

The proposed signage is compatible with adjacent land uses and is not distracting to pedestrians, vehicle drivers, or to the adjacent properties. 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 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 Deputy Chief Sullivan, the Board voted unanimously to grant this petition as per plans.

April 18, 2018  
869 Eastern Avenue  
Page 2 of 2

**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