

# City of Malden

Massachusetts

Board of Appeal  
110 Pleasant St.  
Malden, Massachusetts 02148

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## BOARD OF APPEAL DECISION

DECISION OF  
May 16, 2018  
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### PETITION OF:

John Matthews seeking a variance of Section 400.1.2.2.1, Chapter 12 of the Revised Ordinances of 1991 as amended, of the City of Malden, dimensional controls for residential dwellings namely, to convert single family to two family use and varying the minimum lot size requirement for two family dwellings, as per plans, at the property known as and numbered **1332 Eastern Avenue, Malden, MA** and also known by **City Assessor's Parcel ID # 165-500-017**.

### FINDINGS OF FACT AND DECISION:

The petitioner John Matthews appeared requesting a variance to convert a single family dwelling to a two-family dwelling as per plans at the property known as and numbered 1332 Eastern Avenue. 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 9,050 sq. ft. of land. The petitioner proposes to convert the structure to a two-family dwelling. In 2013, the zoning district for this particular location was changed from a Residence A to a Residence B. This provided additional re-development options for the property which has been vacant and deemed a dangerous and unsafe structure for the past several years. Two-family dwellings are allowed in Residence B Zoning Districts and the petitioner is seeking a variance to the dimensional control governing lot size (12,500 sq. ft. required).

The proposal would not be detrimental to this neighborhood and would represent a remarkable improvement to a blighted property. An immediate abutter submitted a letter in support 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.

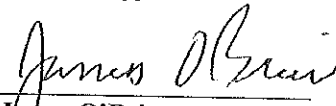
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Upon motion of Deano Summers, which was seconded by Michael Steene, the Board voted unanimously to grant this petition as per plans.

**MEMBERS OF THE BOARD VOTING TO GRANT WERE:**

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

Board of Appeal

  
\_\_\_\_\_  
**James O'Brien**  
Chair