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BOARD OF APPEAL
DECISION

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CITY CLERK'S OFFICE
MALDEN, MASS.

58 Clarendon Street
And
60 Clarendon Street
MEETING OF
December 20, 2017
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PETITION OF:

Ana Xavier 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 two family residential dwelling namely, to reconfigure lot lines between these two parcels at the properties known as and numbered 58 Clarendon Street, Malden, MA and also known by City Assessors's Parcel ID 079-353-326 and 60 Clarendon Street, Malden, MA and also known by City Assessors's Parcel ID 079-353-324.

All statutory notices have been met and these petitions are properly before the Board.

FINDINGS OF FACT AND DECISION:

Ana Xavier appeared before the Board on December 20, 2017 seeking variances on two separate, and contiguous parcels.

Chair O'Brien announced that the relief sought for each parcel is the same, violation of minimum lot size requirement and reduction in lot size for variances Section 400.1.2.1 and Section 700.2, Chapter 12, of the Revised Ordinances of 1991 as amended of the City of Malden, dimensional controls for two family dwellings.

The petitioner explained the reason for the request to make these changes is to provide additional off street parking. At present, 60 Clarendon Street only has 1 off street parking space and 58 Clarendon Street has 6 – 7 spaces. The reconfiguring of lot lines will allow 60 Clarendon to have 3 total spaces while not negatively affecting parking capacity for 58 Clarendon Street.

IN FAVOR

The Board received three letters of support from neighbors which were read into the record. Letters were from Gail Monahan 56 Clarendon, Scott Twombly 59 Acorn Street and Reggi Deflimeri 52 Clarendon Street.

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No one spoke in opposition.

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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 Deano Summers, which was seconded by Mike Steene, the Board voted unanimously to grant the petition for 58 Clarendon Street.

At the request of Chair O'Brien the Board was asked to consider a separate motion for the 60 Clarendon Street petition.

Upon motion of Deano Summers, which was seconded by Mike Steene, the Board voted unanimously to grant the petition for the property known as 60 Clarendon Street.

MEMBERS OF THE BOARD VOTING WERE:

James O'Brien
William Sullivan
Deano Summers
Mike Steene

Board of Appeal
Shannon Brandano
Shannon Brandano, Clerk
12, 29, 2017