



City of Malden
Massachusetts
Board of Appeal
215 Pleasant Street
Malden, Massachusetts 02148

Telephone 781-397-7100

The Malden Board of Appeal held a public hearing Wednesday, January 18, 2023 at 6:30 pm Eastern Time (US and Canada) at Malden City Hall, 215 Pleasant St., Room #106 Herbert L Jackson Council Chambers, Malden, MA

This meeting was recorded by Urban Media Arts formerly known as MATV

Roll call: Cramer Sullivan King Bilgen Chu Khodaverdian

Absent: Sherwin

Motion was made by Sullivan seconded by King to approve the minutes of from December, 2022
All in favor – minutes approved

Petition 22-010

Petition 23-001 by James Furlong and Dale Chin for a variance of Title 12, Chapter 12, Code of the City of Malden as amended through December 8, 2022 – Section 12.16.010 Table of Intensity Regulations – Specifically Rear and Side Setbacks as per Plans RES-050433-2022 at the property known as and numbered 82 Beltran Street, Malden, MA and also known by City Assessor's Parcel ID #010-053-304

Represented by: T. Callaghan, S. Fitzpatrick, Andrew Jones-Architect, A. Tsitos

Density granted previously

The building was redesigned to reduce the coverage from 38.1% to 33.8%
There is a lobby area on each floor, a formal entry, exits are ADA compliant.
Building has 11 units per floor – total of 33 units

The petitioner will have to go before the Planning Board for a special permit if the variances are granted.

Motion by Bilgen to grant variance – unique proportion of site along with hardship of rising costs was 2nd by Chu

Vote: Sullivan – Yes, Bilgen – Yes, Chu – Yes, Cramer – Yes King - Abstain

Variance 22-010 is granted

Adjourn 6:56

