



TOWN OF
STONEHAM
 MASSACHUSETTS
 Town Hall
 35 Central Street
 Stoneham, Massachusetts 02180
BOARD OF APPEAL
 781-279-2695

STONEHAM BOARD OF APPEALS AGENDA

And NOTICE OF MEETING

(in accordance with provision of Chapter 626, Acts of 1958)

Thursday, July 23, 2015

Hearing Room

7:00 P.M.

- **Other Business**

7:30 P.M.

PUBLIC HEARINGS

- **11 Albion Ave**
Represented by Charles Houghton

The applicant, 211 Main Street LLC of 185 Main Street, Stoneham, MA 02180 has filed a petition to relocate the lot line between 11 Albion Avenue and 211 Main Street, Stoneham, Massachusetts. The applicant requires a variance with regard to Section 5.2.1 Dimensional Requirements - The required lot size in Residence A for a Single Family Dwelling is 10,000 square feet. The proposed lot size is 7,894 square feet for 11 Albion Avenue, Stoneham, MA.

- **9 Albion Ave**
Represented by Charles Houghton

The Applicant, 211 Main Street LLC of 185 Main Street, Stoneham, MA 02180 has filed a petition to relocate the lot line between 9 Albion Avenue and 211 Main Street, Stoneham, Massachusetts. Applicant requires a variance with regard to Section 5.2.1 Dimensional Requirements - The required lot size in Residence a for a Single Family Dwelling is 10,000 square feet. The proposed lot size is 7,749 square feet for 9 Albion Avenue, Stoneham, MA.

- **17 Manison Street**
Represented by Charles Houghton

the application by **283 Salem Street, LLC** of 283 Salem Street, Woburn, MA 01801 to engage in fence assembly in the basement of an existing commercial building at 17 Manison Street, Stoneham, Massachusetts. Applicant requires variances with regard to Section 6.3.5 Driveway Access Permits - This section limits the slope of driveways from exceeding 13%. The proposed driveway as defined in this section is proposed 13.3% in excess of the maximum of 13%. There is also a section of the driveway that exceeds a 20% grade. Also, a variance of Section 6.3 – Parking Layout is required.

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 TOWN CLERK
 REGISTRARS

The new use along with the current use on the first floor requires a total of 17 parking spaces. The proposed plan shows only 10 existing spaces. In addition, Section 6.3.4.2 (3) Layout requires a driveway for two way traffic requirement to be 24 feet wide. The proposed driveway is 16 feet wide. Also, Section 6.3.4.2 (2) Layout requires the driveway to meet the side and rear setback of the district. The Commercial District requires 10 feet on the side and rear. The proposed driveway does not meet the setbacks. Section 6.3.5.2 – Lighting and Screening requires that abutting properties must be protected from headlight glare. No screening is shown on the plan.