



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 25, 2013 at 7:00 PM**

**Hearing Room**

**7:00 P.M.**

**ITEMS FOR DISCUSSION:**

- Schedule next meeting

**7:30 P.M.**

**PUBLIC HEARINGS**

- **426 Main Street**  
*Represented by Charles Houghton*  
Rear Lot continued from May

Anthony Murphy, et al, Trustees, The Residences at Stoneham Square Condominium Trust of 4 Paul Michael Way, Stoneham, Massachusetts requires an amended parking layout at 426 Main Street, Stoneham, Massachusetts. Applicant is requesting relief of Section 6.3.4.1.1 - Parking Spaces - Requires parking spaces to be 9 feet by 18 feet. Twenty-one of the proposed parking spaces are only 8.15 feet wide and twenty-three are 8.5 feet wide but meet the 18 foot long requirement and some of the spaces are only 8.25 feet by 17.5 feet. Section 6.3.4.2 - Layout - requires the minimum aisle width allowed in two-way traffic of 24 feet. The proposed parking layout provides a minimum of 20 feet and 23.2 feet. Section 6.3.4.2 (2) - Layout - The required setback for parking spaces is 5 feet. The proposed parking spaces are on the property line. Section 6.3.4.2 (4) - Layout does not allow tandem parking spaces. The proposed parking layout has six (6) tandem spaces.

- **505 Main Street**  
*Represented by Steven Cicatelli*  
Continued from June

Mr. Gordon B. Switzer, owner of 505 Main Street requests a Variance of Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 4.3.3.1 (b) to allow that the continuance of existing off street parking which is not located to the rear of the front building line. This is also an appeal pursuant to M.G.L. Chapter 40A § 8 respectfully disagreeing with the decision of the Building Inspector and requesting a finding that the existing parking on the subject property, not located to the rear of the front building line, is a legal grandfathered use.

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STONEHAM  
TOWN CLERK  
REGISTRARS

- **489 Main Street**

*Represented by Charles Houghton*

Petitioner, Michael O'Sullivan, is requesting variances pursuant to Section 6.3.4.2 (2) Layout - The proposed parking space numbered 9 is four (4) feet from the property line and space numbered 11 is five (5) feet from the property line both in violation of the ten (10) foot setback. Proposed parking space numbered 10 is six (6) feet from the property line in violation of the setback requirement for corner lots of fifteen (15) feet. Applicant is also seeking a variance of Section 6.3.4.2 (3) Layout - The driveway width in the case of two-way traffic is required to be twenty-four (24) feet. The proposed driveway provides a seventeen and five tenths (17.5) foot width. Additionally, applicant is requesting a variance of Section 6.3.5.2 Lighting and Screening - All abutting property should be protected from headlight glare. This is not provided for on the north side of the property. Lastly the Applicant is requesting a variance of Section 6.3.4.1.1 which requires parking spaces to be a minimum of nine (9) by eighteen (18) feet. Proposed space number 11 is shown on the plan as five (5) by eighteen (18) feet.