



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

STONEHAM BOARD OF APPEALS AGENDA

(in accordance with provision of Chapter 626, Acts of 1958)
Thursday, October 29, 2015
Hearing Room

7:00 P.M.

OTHER BUSINESS

- Confirm next meeting

7:30 P.M.

PUBLIC HEARINGS

- **BJ's Wholesale Club**
Epresented by Riemer & Braunstein

The Applicant requests a variance of the Town of Stoneham By-laws as follows: Chapter 15, Section 6.7 Signs Commercial III District to allow for the construction of two canopy signs which would each read "BJ's Gas" (with registered trademark and red striping around the canopy) with each sign being 24.35 +/- square feet.

- **16 Main Street**
Represented by Steven Cicatelli

The applicant, Doctors Express, Lessee & Wallaroo LLC, owner of 16 Main Street request a variance in the Stoneham Town Code , Chapter 15, Zoning Bylaw, Section 6.7 to erect two wall signs and to install window signage.

- **125 Main Street**
Numismatic Investments, LLC

The Application by Numismatic Investments, Stoneham for signage on the building at 125 Main Street, Stoneham, Massachusetts. Applicant is seeking a variance of Sign Table – Highway Business District which allows a maximum height of 24 inches at 90 foot setback. The proposed sign is 30 inches high

- **15 Wilson Street**

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Represented by Charles Houghton

The applicant has filed a petition to construct a handicap accessible second dwelling unit attached to the dwelling at 15 Wilson Road, Stoneham, Massachusetts. Section 4.2.3 and Section 4.2.3.1 require a variance for conversion of the existing dwelling to accommodate the second dwelling unit. Section 4.2.3.1 (b) requires a lot area of 20,000 square feet and Section 5.2.1 Dimensional Requirements also require a lot area of 20,000 square feet for a two-unit dwelling in the Residence A District. The existing lot area is 14,384 square feet. The proposed two-unit dwelling is in violation of Section 4.2.3.1 (b) and Section 5.2.1. Section 4.2.3.1 (e) (3) requires that an addition in the rear and side yards not be visible from the street and not be more than ten (10) percent of the original floor area. The proposed two-story, wood frame addition is visible from the street and is in excess of ten (10) percent of the original floor area. The original floor area is 1414 square feet and the proposed floor area of the addition is 2742 square feet. The proposed addition is in violation of Section 4.2.3.1 (e) (3).