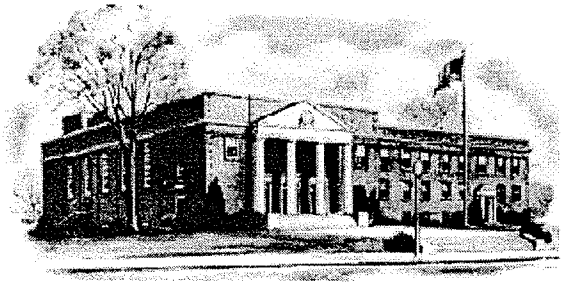

TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street
Stoneham, Massachusetts 02180
BOARD OF APPEAL
781-279-2695

STONEHAM BOARD OF APPEALS AGENDA

NOTICE OF MEETING

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

Thursday, April 28, 2016

Hearing Room

2016 APR 25 P 12:49
STONEHAM TOWN CLERK REGISTRARS

6:00 P.M.

Confirm next meeting

6:00 P.M.

PUBLIC HEARINGS

- **16 Cricklewood Drive**

  Frank DiCenso has requested a variance pursuant to Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to construct a 4-8 foot retaining wall at 16 Cricklewood Drive. The rear setback in Residence A is 15 feet. The proposed rear setback is between 4-5 feet from the property. The side setback in Residence A is 10 feet. The proposed setback is 0 feet.

- **1 Adams Street**

  Reading Asphalt has requested a variance to erect a sign at 1 Adams Road, Stoneham, MA. Applicant requests a variance of the Town of Stoneham By-laws as follows: Section 6.7 Signs Commercial I District The proposed sign is 92 Square feet. Wall signs in Commercial I district are a maximum of 1 square foot per 2 linear feet of building frontage, with a maximum of 100 square feet. Section 6.7.5 (a) Signs, Animated, moving, revolving and flashing signs are prohibited, therefore the electronic sign may not change during operational hours and must be off during the hours of 1 AM and 6 AM.

- **2 Bramante Circle**

  Vivian Yee has requested a for a variance pursuant to Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to construct a garage at 2 Bramante Circle. The front setback in Residence A district is 20 feet. The proposed setback is 11 feet. The side setback in Residence A district is 10 feet. The proposed side setback is 9.2 feet.

- **197 Park Street**

  Ellen Sharpe, 197 Park Street, has requested a variance for a variance in the Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to construct a two story addition at the rear of the property. The side setback is 10 feet in Residence A Zoning District. A plan filed with the petition by Edward Farrell, shows the proposed addition 4.7feet from the front property line.

- **612 Main Street**
  Represented by Charles Houghton

  612 Main Street Group LLC of 607 Main Street, Stoneham, has requested a variance to demolish the existing dwelling and garage and to construct a new single family dwelling and garage at 612 Main Street, Stoneham, Massachusetts. Section 5.2.1 Dimensional Requirements requires a minimum lot size in Residence B of 7,000 square feet. The existing lot size is 6,300 square feet. Section 5.2.1 Dimensional Requirements requires minimum frontage in Residence B of 75 feet. The existing frontage is 63 feet. Section 5.2.1 Dimensional Requirements requires a side setback inResidence B of ten feet. The proposed side setback is five feet. Additionally, Section 5.2.1 Dimensional Requirements requires a maximum percent coverage in Residence B of 20 percent. The proposed percent coverage is 29.1 percent.

- **507 William Street**
  Represented by Charles Houghton
  An application has been filed by Khaled A. Moheydeen of 24 W. Chardon Road, Winchester, Massachusetts to divide the property at 507 William Street, Stoneham, Massachusetts into two lots. Section 5.2.1 Dimensional Requirements requires frontage in the Residence A of 90 feet. The proposed frontage does not meet the 90 foot requirement as the driveway is used to serve more than one lot. Section 2.1.29 prohibits including as frontage any portion of the frontage that serves more than one lot. Section 5.3.2 Division of Existing Lots to Create Lot Between Existing Building and Street the proposed division would create a portion of the lot between the existing building and the street.

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

  F&T Manison LLC of 607 Main Street, Stoneham to divide the property at 21 Manison Street, Stoneham, Massachusetts into two lots. Lot 1 is in violation of Section 5.2.1 Dimensional Requirements requires frontage in the Commercial I district of 100 feet. The proposed frontage is 0 feet as the driveway/access easement is used to serve more than one lot. Section 2.1.29 prohibits including as frontage any portion of the frontage that serves more than one lot. Both Lot 1 and Lot 2 will be accessed from Manison Street and an access easement. Lot 2 is in violation of Section 6.3 - Parking the required number of parking spaces for the proposed building is 59. The proposed number of parking spaces is 48.