



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

STONEHAM BOARD OF APPEALS

Agenda
Thursday, September 17, 2020
This meeting will be held virtually.

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6:00 P.M. PUBLIC HEARINGS

Keiths Lane

Represented by Charles Houghton

An application has been submitted by Admanfred LLC, 12 Wickham Road, Winchester, MA to demolish the existing single family structure and construct a new two-unit condominium at 2 Keith's Lane, Stoneham, MA pursuant to **Section 4.2.3.1** Conversion of an existing dwelling to accommodate more than one dwelling requires a variance by the Board of Appeals. Additionally a variance of the following will be required: Section 4.2.3.1 (a) – the building is required to be in existence at the time of adoption of this section. The existing building will be demolished; Section 4.2.3.1 (b) – There shall be a required lot size equivalent to the minimum lot size required for the district for each unit. The proposed two-unit condominium will require 20,000 square feet. The lot size is 4,876 square feet; Section 4.2.3.1 (c) Additions shall not be seen from the street and cannot exceed 10% of the existing floor area. The existing building will be demolished, and a new structure built; Section 5.2.1 – Dimensional Requirements – The required front setback in Residence A is 20 feet. The proposed front setback is 6.2 feet. The required rear setback in Residence A is 15 feet. The proposed rear setback is 4.0 feet. The maximum percent lot coverage for Residence A is 30%. The proposed percent lot coverage is 45%. A plan filed with the petition by Dragani Engineering Group LLC, Daniel Dragani, P.E. dated February 8, 2020 entitled “2 Keith's Lane, Stoneham, Mass” shows the existing layout.

101 Pond Street

Represented by Steven Cicatelli

Illiyan Stoyadinov and Gayla Kamenova pursuant to M.G.L. Chapter 40A Section 8, are seeking to overturn a decision of the Building Inspector alleging that the subject property located in Residence A Zoning District, is a being used for unlawful transient rental use.

Continuation

2020 SEP - 8 P 2:23

STONEHAM
TOWN CLERK
REGISTRARS

41 Montvale Avenue

Represented by Ed Juralewicz

Chestnut Hollow, LLC, owner of 41 Montvale Avenue, is seeking any necessary variances in Chapter 15 Section 6.7 to allow an additional wall sign in a Commercial 1 zone, in accordance with plan drawn by United Sign Co., Inc, dated 9/6/19.

65 Elm Street

Colleen & Ryan Robinson

A petition has been filed by Colleen & Ryan Robinson for a variance from Stoneham Town Code Chapter 15 Section 5.2.1 to construct a 6.5' x 14' enclosed porch. The required side setback is 10 feet. The proposed side setback is 7 feet. A plan filed with the petition by Archadeck of Suburban Boston shows the proposed porch.

45 Newcomb Road

Richard & Meriden Estes

A petition has been filed by Richard and Meriden Estes for the following variance exception: A 9'4" setback be granted for the left side of an addition which is 8 inches less than the required 10' setback. The dwelling on this Property was built in 1940 on a parcel of land that is not square in shape.

The dwelling sits 9'5" off the side yard and does not sit parallel to the property line. A setback would allow the addition to flow straight back from the current structure and blend with the original 1940's architecture, which is an important aspect of the applicant's neighborhood.

Rear Hillside Avenue

Parcel ID 11-0-150

Represented by James Juliano

An application by Gold Star Homes, LLC has been submitted to construct a single family dwelling located at Rear Hillside Avenue, Stoneham, MA (Parcel ID 11-0-150) as shown on a plan by Eastern Land Survey entitled "MODIFIED DEFINITIVE SUBDIVISION PLAN TO A WAY IN EXISTENCE PRIOR TO THE ADOPTION OF SUBDIVISION CONTROL LOCATED IN STONEHAM, MASS. REAR HILLSIDE AVE. dated March 1, 2018 and revised December 20, 2018 and further revised January 15, 2019 and further revised March 25, 2019 and further revised December 19, 2019 and further revised March 6, 2020. Per Chapter 15, Section 5.2.1 Table One—Dimensional Requirements the minimum side setbacks in a Residence A district are 10' and the proposed side setback on the south portion of the dwelling is 5'. In addition, per Chapter 15, Section 5.2.1 Table One—Dimensional Requirements the minimum front setback in a Residence A district is 20' and the proposed front setback of the dwelling is 5'.