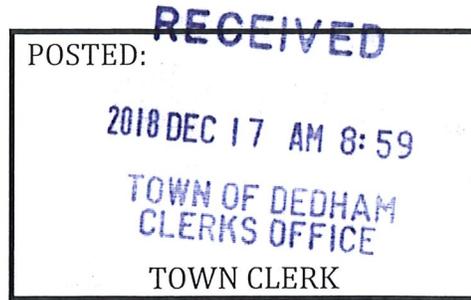




TOWN OF DEDHAM

# MEETING NOTICE



POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. Ch. 30A, SECTION 20 AS AMENDED.

<b>Board or Committee:</b>	<b>Zoning Board of Appeals</b>
<b>Location:</b>	<b>Town Hall, Lower Conference Room</b>
<b>Day, Date, Time:</b>	<b>Wednesday, December 19, 2018, 7:00 p.m.</b>
<b>Submitted By:</b>	Jennifer Doherty, Administrative Assistant
<b>Date:</b>	December 17, 2018

## AGENDA:

**NOTE:** Times noted for each agenda item are approximate and subject to change. No public hearing item will begin before the start time assigned to it, and it may in fact begin later than the time scheduled.

- 7:00 p.m.     **367 Bridge Street, Applicant Speedway, LLC:** by National Sign Corporation, Heather Hopkins Dudko Applicant seeks to be allowed waivers from the sign code, Section 231-18 (5), and Table 2 to replace an existing manual pricing board with a digital sign board in the same location.
- 7:05 p.m.     **725 Providence Highway, Applicant Federal Realty:** Applicant seeks a waiver from the Town of Dedham Sign Code Chapter 237-29, Table 2, Sign Dimensions and Locations, for the purposes of locating the previously approved free standing pylon sign 6.6 feet from the front of the property line instead of the required 25 feet at the main entrance of the retail shopping plaza. Representative Kevin Hampe, Esq.
- 7:10 p.m.     **725 Providence Highway, Applicant Federal Realty:** Applicant seeks a waiver from the Town of Dedham Sign Code Chapter 237-29, Table 2, Sign Dimensions and Locations, for the purposes of erecting a new, free-standing pylon sign 15.6 feet from the property line adjacent to the southerly entrance to the retail shopping plaza on Washington Street. Representative Kevin Hampe, Esq.
- 7:15 p.m.     **219, 221, 225 East Street Dedham: Applicant Edith Araby and Frances Araby.** The Applicant seeks to be allowed such variances and special permits required to reconfigure three (3) pre-existing nonconforming occupied lots into two (2) lots as follows: (a) one lot with an area of 11,566.2 square feet and lot frontage and width of 74.80 feet (90 feet required) to be occupied by an existing two-family dwelling, two existing accessory structures, and an existing pool, with a lot width at front and rear building lines of 75.61 feet and 84.66 feet, respectively (90 feet required), front yard of 10.02 feet (20 feet required), side yard of 5.9 feet (15 feet required), side yard for an accessory structure of .6 feet (5 feet required), distance between buildings of 1.57 feet (10 feet required), and lot coverage of 34% (30% maximum) and (b) one lot with an area of 2,881.6 feet (5,000 square feet required) and frontage of 45.02 feet (50 feet required), to be occupied by an existing single family dwelling and an existing accessory structure, with a lot width of 43 feet (50 feet required), lot width at front and rear building lines of 44.47 feet and 42.07 feet, respectively (50 feet required), front yard of 9.82 feet (20 feet required), rear yard of 9 feet (25 feet required), side yards of 5.2 feet and 9.5 feet (15 feet

required), side yard for an accessory building of 3.3 feet (5 feet required), distance between buildings of 8.18 feet (10 feet required), and lot coverage of 32.1% (30% maximum). The property is located at 219, 221, and 225 East Street, Dedham, MA, in the General Residence (GR) Zoning District. *Town of Dedham Zoning By-Law Sections 3.3, 4.0, 9.2, 9.3* Representative Peter Zahka, Esq.

**35 Roosevelt Road, Applicant Kevin Costello:** Request to withdraw without prejudice.

**Old/New Business:** This item is included to acknowledge that there may be matters not anticipated by the Chair that could be raised during the meeting by other members of the Committee/Board, by staff, or by the public.