

**TOWN OF DEDHAM**  
COMMONWEALTH OF MASSACHUSETTS

**ZONING BOARD OF APPEALS**



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James F. McGrail, Esq., Chair  
J. Gregory Jacobsen, Vice Chair  
Scott M. Steeves  
E. Patrick Maguire, MLA, RLA,  
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**Associate Members**

Jared F. Nokes, J.D.  
George Panagopoulos

**MEETING MINUTES**

**Wednesday, November 14, 2018, 7:00 p.m., Lower Conference Room**

**Present:** J. Gregory Jacobsen, Vice Chair  
Scott M. Steeves  
E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®  
George Panagopoulos

**Staff:** Jennifer Doherty, Administrative Assistant

The Zoning Board of Appeals (“ZBA”) of the Town of Dedham, Massachusetts, held public hearings on Wednesday, November 14, 2018, in the Town Office Building, 26 Bryant Street, Dedham, Massachusetts. Present were members of the ZBA, J. Gregory Jacobsen acting as Chairperson, Vice Chair, Scott M. Steeves, Patrick Maguire, and Associate George Panagopoulos. Acting Chairman J. Gregory Jacobsen called the meeting to order at 7:00 p.m.

The hearings for this meeting of the ZBA were duly advertised in *The Dedham Times* on November 2, 2018 and November 9, 2018 in accordance with the requirements of Massachusetts General Law, Chapter 40A, Section 11, and the Town of Dedham Zoning Bylaw. In addition, notices of the hearings were sent to abutters within 300 feet of the property in question on October 31, 2018. Notification of each hearing was sent to the abutting towns of Boston, Needham, Canton, and Westwood. Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Town of Dedham Planning Department.

**Applicant/Owner** Mark and Victoria Wesalowski  
**Property Address** 934 East Street, Dedham, MA  
**Zoning District** Single Residence B  
**Map and Lot** 166/57  
**Representative** Self

**Legal Notice** The Zoning Board of Appeals for the Town of Dedham, Massachusetts, will hold a public hearing in the Lower Conference Room of the Town Office Building, 26 Bryant Street, Dedham, MA at 7:00 p.m., Wednesday, November 14, 2018, on the petition of Mark and Victoria Wesalowski. The Applicant seeks to be allowed side yard variance for a 3 foot side setback instead of the required 15 feet in order to replace a current rotting shed with a new, connected shed.

**Section of Zoning Bylaw** *Town of Dedham Zoning Bylaw Section 3.3.4.*

**Date of Application** 10/29/2018  
**Date of Public Hearing** 11/14/2018  
**Date of Decision** 11/14/2018  
**Vote** 4-0 Unanimous  
**Voting Members** J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®, George Panagopoulos

The Applicant, Mark Wesalowski, represented himself at the hearing.

On October 29, 2018, the Applicant submitted an application, which included:

1. Zoning Board of Appeals application
2. Plan of land prepared by Michael Paul Antonino, Antonio Land Surveyors, Inc. of 31 Ledgebrook Ave, Stoughton, MA 02072
3. Summary of proposed project
4. Town of Dedham Assessors Database information
5. Signatures in Support of Petition, 12 signatures from neighbors
6. Pictures of the existing shed

The subject property is known and numbered as 934 East Street, Dedham, Massachusetts, and is shown on Dedham Assessor's Map 166, Lot 57. The certified plot plan indicates that the Subject Property contains 14,636 square feet of land. According to the Town of Dedham Zoning Map, the Subject Property is located in the Single Residence B zoning district. Currently, the property is occupied by a single family dwelling with an attached garage. According to the records maintained by the Dedham Board of Assessors, the building was constructed in 1930.

The applicant seeks to be allowed a side yard variance for a 3 foot side setback instead of the required 15 feet in order to replace a current rotting shed with a new, connected shed. Mr. Wesalowski explained to the Board that he bought the house in 2013. At that time the shed was in disrepair and the floor of the shed caved in. He contacted the building department to inspect the shed and give advice on how he should proceed. A representative from the Building Department came to inspect the shed and explained that in order to build a new one they would need to obtain a waiver from the Zoning Board of Appeals due to the side setback being under the required 15 feet. He would like to build the shed next spring.

The Board members noted that the applicant had obtained 12 signatures from neighbors in support of the application. The acting chairman asked if anyone from the public was there to comment on the proposal, and there was no one present.

Upon motion duly made by Scott Steeves and seconded by E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®, the ZBA voted unanimously, 4-0, to be allowed a variance for a side yard setback for an existing single family dwelling of three (3) feet instead of the required 15 feet in the Single Residence B zoning district.

There being no other applications, the meeting was adjourned at 7:15 p.m.