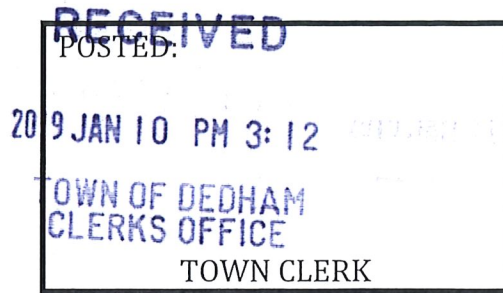


TOWN OF DEDHAM

MEETING NOTICE



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

Board or Committee:	Zoning Board of Appeals
Location:	Town Hall, Lower Conference Room
Day, Date, Time:	Wednesday, January 16, 2019, 7:00 p.m.
Submitted By:	Jennifer Doherty, Administrative Assistant
Date:	Thursday, January 10, 2019

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.	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. Providence Highway/Federal realty sign in back. CONTINUATION
7:05 p.m.	51 Court Street, Applicant Mr. & Mrs. Timothy Silva, seeks to be allowed a variance for a non-conforming side yard setback of 3 feet, instead of the required 10 feet to construct a mud room on the rear side of the home. The proposed structure would not be visible from the street, would be one story, and is to be used as a point of entry. The proposed room would be 16 feet & 3.5 inches long by 8 feet 6 inches wide and will not encroach side yard set-back any greater than 70% of the existing side of home. The property is located at 51 Court Street, Dedham, MA, in the Single Residence B (SRB) District. <i>Town of Dedham Zoning By-Law Sections 3.3.3, 3.3.4 and Section 4.1, Table 2, footnote 5.</i>
7:10 p.m.	725 High Street, Applicant Brett Browchuk, of 385 Deercliff Road, Avon, CT seeks to be allowed a variance from the side yard setback of 15 feet to allow for the addition of an enclosed breezeway that will connect the existing garage to the kitchen and basement area of the home. The proposed structure will become non-conforming with respect to the side setback. The garage is 6.17 feet from the side property line. The property is located at 725 High Street, Dedham, MA, in the Single Residence B (SRB) and the Aquifer Overlay Protection (APO) Districts. <i>Town of Dedham Zoning By-Law Section 3.3.4 and section 4.1 Table of Dimensional Requirements.</i>
7:15 p.m.	17 Maverick Street The Applicant, Genci Pence, of 10 Roseclair Street, Boston, MA seeks to be allowed a special permit to alter, extend, and change a non-conforming single family structure to a 2 family duplex style residence and to be allowed to increase the cubic content of the house in excess of 20% to 53%. The property is located at 17 Maverick Street, Dedham, MA, in the

	Single Residence B (SRB) District. <i>Town of Dedham Zoning By-Law Sections 7.2.1 and 3.3.3 MGLA CH40A sec.11.</i>
7:20 p.m.	219 Lowder Street, Applicant Collis LLC , Representative Peter Zahka, Esq. The Applicant, Collis, LLC, of 242 Lowder Street, Dedham, MA, seeks to be allowed Special Permits for retaining walls in excess of four feet in height (ten feet proposed) and for impervious surface in excess of 25% (27% proposed) at the property. The property is located at 219 Lowder Street, Dedham, MA, in the Single Residence B (SRB) and Aquifer Protection Overlay (APO) Districts. <i>Town of Dedham Zoning By-Law Sections 6.5.2; 8.2; 9.3.</i>
	Approve Minutes , December 19, 2018 Meeting
	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.