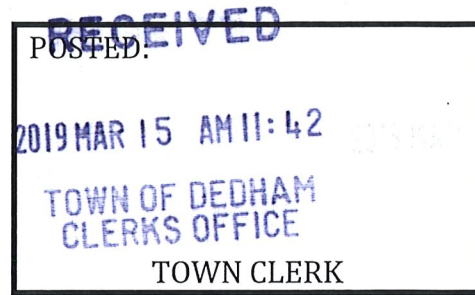




TOWN OF DEDHAM

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, March 20, 2019
Submitted By:	Jennifer Doherty, Administrative Assistant
Date:	March 15, 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.** **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. *Town of Dedham Zoning By-Law Sections 7.2.1 and 3.3.3 MGLA CH40A sec.11.*
- 7:05 p.m.** **87 Richards Street Applicant, Elizabeth and Francis Gerard Murphy III**, seeks to be allowed a Special Permit for a side stair encroachment of the roof over the side steps, and a waiver from the total impervious area requirements within the Aquifer Protection Overlay District. The property is located at 87 Richards Street, Dedham, MA, in the Single Residence B (SRB) District. *Town of Dedham Zoning By-Law Sections 4.3.2 and 8.2.7.5.*
- 7:10 p.m.** **Shultz's Guest House, 7 Burgess Lane, The Applicant River Bend, Inc. Jim Halpin** seeks to be allowed a Special Permit to operate a 501(cc) 3 rescue/adoption center for dogs under a charitable organization known as Shultz's Guest House. The property is located at 7 Burgess Lane, Dedham, MA, and is in the Single Residence A zoning district. *Town of Dedham Zoning Bylaw Principal Use, Table 1E. Commercial Uses, 13. Kennel.*
- 7:15 p.m.** **32 Congress Place, Applicant, Candy Diaz**, seeks to be allowed a special permit in accordance with section 4.1, Table 2 of the Dedham Zoning By-Laws to be allowed a variance to construct a 31 foot by 8 foot dormer that will be 4.5 feet from the side property line instead of the required 10 feet sideyard setback in a single residence B district. The property is located in the Single Residence B Zone (SRB). *Town of Dedham Bylaw Section 4.1, Table 2.*
- 7:20 p.m.** **50 Taylor Street, Applicant, Keith P. Hampe and Laura M. Hampe**, seeks to be allowed a Special Permit to extend a nonconforming structure by adding a second floor addition above an existing first floor structure adding a farmer's porch to the front of the house. In addition, to be allowed a (2) variances to construct a farmer's porch along the front of the house, said porch will

have a front line setback of 18 feet instead of the required 25 feet and a side yard setback of 9 feet instead of the required 10 feet. The property is located in the Single Residence B (SRB) zoning district. *Town of Dedham Bylaw Section 3.3.3 Nonconforming Structures, Section 3.3.4 Variance Required, Section 3.3.5 Nonconforming Single and Two Family residential Structures, and Section 4.1 Table 2, Table of Dimensional Requirements.*

7:25 p.m.

230 Sprague Street, Applicant, Hub Development, LLC, of 20 Milton Street, Dedham, seeks to be allowed a special permit in accordance with section 3.3.7 of the Dedham Zoning By-Laws, to voluntarily demolish the existing nonconforming structure on Lot 340 and to construct a new single family dwelling to be located on the lot in an area other than on the original footprint of the existing structure and to be allowed to exceed the volume and area of the nonconforming structure. The Applicant also seeks to be allowed variance to build a single family dwelling on the adjacent LOT 339 which has a lot area of 10,734 square feet instead of 12,500 square feet and having a frontage of 50.07 feet instead of the 95 feet in a Single Residence B Zone (SRB). *Town of Dedham Bylaw Section 3.3.7, Section 4.0 and Section 9.2.1 of the Town of Dedham Zoning By-Laws and MGLA CH. 40A Sec.10 and MGLA CH.40A Sec.9.*

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.