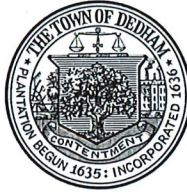


TOWN OF DEDHAM  
COMMONWEALTH OF MASSACHUSETTS

Members

James F. McGrail, Esq., Chair  
J. Gregory Jacobsen, Vice Chair  
Scott M. Steeves  
E. Patrick Maguire, MLA, RLA, LEED AP  
Jason L. Mammone, P.E.



Dedham Town Hall  
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Dedham, MA 02026-4458  
Phone 781-751-9242  
Fax 781-751-9225

ASSOCIATE MEMBER

Jared F. Nokes, J.D.  
George Panagopoulos

Jarret Katz  
Planning Director  
[jkatz@dedham-ma.gov](mailto:jkatz@dedham-ma.gov)

**ZONING BOARD OF APPEALS  
DECISION**

Applicant/Owner:	Annette Christ Thomas
Property Address:	99 Quincy Avenue, Dedham, MA 02026
Applicant Representative:	Annette Christ Thomas
Legal Notice:	To be allowed an extension for a variance for a front yard setback of 11.5 feet instead of the required 20 feet to construct a portico over the front door of a single family dwelling
Section of Zoning Bylaw:	Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements
Zoning District, Map and Lot:	General Residence, Map 128, Lot 29
Date of Application:	September 28, 2018
Date of Public Hearing:	October 17, 2018
Date of Decision:	October 17, 2018
Vote:	5-0 Unanimous
Voting Members:	James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®, George Panagopolous
Date Filed with Town Clerk:	October 23, 2018

2018 OCT 24 AM 11:25  
TOWN OF DEDHAM  
CLERKS OFFICE

RECEIVED

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on Wednesday, October 17, 2018 in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were Members of the ZBA, Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, and E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®. In the absence of Jason Mammone, the Chairman appointed Associate Member George Panagopolous to sit in his place. The hearings were duly advertised for this meeting of the ZBA in accordance with the requirements of MGL Chapter 40A, Section 11 in the Dedham Times on September 28, 2018 and October 5, 2018.

The Chairman called for the hearing regarding the extension of a variance for a front yard setback of 11.5 feet instead of the required 20 feet to construct a portico over the front door of a single family dwelling for the applicant, Annette Christ Thomas. The property is located at 99 Quincy Avenue, Dedham, MA, and is in the General Residence zoning district. *Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements*

The Applicant represented herself. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference.

Ms. Thomas explained that she had recently had a baby and therefore had not been able to perform the work that had previously been approved by the Zoning Board of Appeals on December 13, 2018. She was currently seeking an extension for this variance. The original variance was for a front yard setback of 11.5 feet instead of the required 20 feet so she can construct a portico over her front door as a shield against the weather.

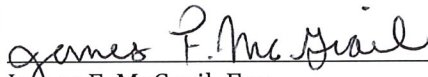
No one in the audience spoke in favor or in opposition to the proposed portico.

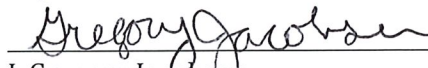
Upon motion duly made by J. Gregory Jacobsen and seconded by E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®, the Zoning Board of Appeals had voted unanimously (5-0) to extend the decision granted on December 13, 2017 to approve such special permits and/or variances as required for a front yard setback of 11.5 feet instead of the required 20 feet to construct a portico over the front door of a single family dwelling.

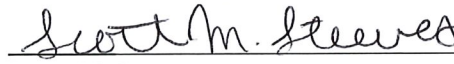
The Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, no extension shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed and that no special permit shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed or that an appeal has been filed within such time shall be recorded in the Norfolk County Registry of Deeds or the Land Registration Office of Norfolk County.

Date: October 23, 2018

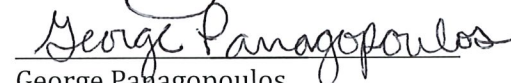
Attest by the Zoning Board of Appeals

  
James F. McGrail, Esq.

  
J. Gregory Jacobsen

  
Scott M. Steeves

  
E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®

  
George Panagopoulos