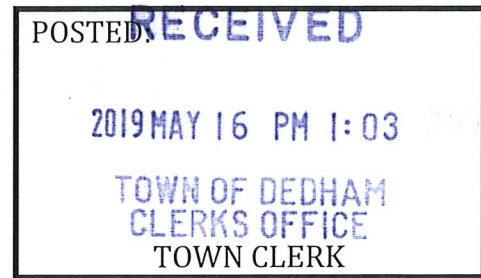


TOWN OF DEDHAM

## 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, May 22, 2019</b>
<b>Submitted By:</b>	Jennifer Doherty, Administrative Assistant
<b>Date:</b>	May 16, 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.**    **230 SPRAGUE STREET – CONTINUANCE FROM March 20, 2019, 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.*
- 7:10 p.m.**    **94 DEDHAM BOULEVARD – CONTINUANCE FROM April 24, 2019, Applicant 94 Dedham Boulevard, LLC of 36 Blue Hills Drive, Westwood, MA** seeks to be allowed a variance for a proposed lot at 94 Dedham Boulevard having 60.01 ft. frontage instead of the required 95 ft; lot area of 7,363 square feet instead of the required 12,500 square feet, and lot width of 60.01 ft. instead of the required 95 ft.; and side yard of 10 ft. instead of the required 15 ft. The property is located at 94 Dedham Boulevard, Dedham, MA, Map 98, Lot 4 and is in the Single Residence B zoning District. *Town of Dedham Zoning Bylaw Section 4.1, Table 2 – Table of Dimensional Requirements.*  
Attorney Edward J. Richardson representing
- 7:20 p.m.**    **108 & 122 GARFIELD ROAD – CONTINUANCE FROM April 24, 2019, Applicant 94 Dedham Boulevard, LLC of 36 Blue Hills Drive, Westwood, MA** seeks to be allowed a variance for a proposed lot between 108 and 122 Garfield Road having frontage of 60,000 feet rather than the required 95 feet; lot area of 7,363 Square feet rather than the required 12,500 square feet; lot width of 60 feet rather than the required 95 feet; and side yard of 10 feet rather than the required 15 feet required in Single Residence B District. The

property is located between 108 and 122 Garfield Road, Dedham, MA, and is in the Single Residence B Zoning District. *Town of Dedham Zoning Bylaw Section 4.1, Table 2 – Table of Dimensional Requirements.* Attorney Edward J. Richardson representing

**7:30 p.m.** **WEST STREET, DEDHAM, MA, ASSESSORS' PARCEL 101-1, Applicant Town of Needham Select Board,** requests a Special Permit authorizing a governmental use pursuant to Section 3.1.6.B.5; a special permit authorizing a tower height in excess of 85' pursuant to Section 4.2.4; and a variance of the 50' height limit for antennas contained in Section 4.2.3. The proposed project is located in Zoning District Single Residence A (SRA). *Town of Dedham Zoning Bylaw Section 3.1.6.B.5, Section 4.2.4, and Section 4.2.3.* Representative Christopher H. Heep, Esquire

**7:40 p.m.** **885 PROVIDENCE HIGHWAY – Applicant Sister Margaret Moran, Trustees of the Daughters of St. Paul Religious Trust,** requests to be allowed a waiver from the provisions of the Dedham Sign Code for replacement of a pre-existing nonconforming free-standing sign with a new free-standing sign with front yard and side yard setbacks of zero (0) feet. The property is located at 885 Providence Highway, Dedham, MA, and is in the Research, Development, and Office (RDO) Zoning District. *Town of Dedham Zoning Bylaw Section 237-29, 237-30, Table 1 and Table 2.* Representative Peter Zahka, Esquire

**7:50 p.m.** **117 CEDAR STREET – Applicant James and Ruth Loughran, of 117 Cedar Street, Dedham, MA,** requests a Special Permit to be allowed to convert a single-family residence at 117 Cedar Street that was formerly a child care facility to a two-family residence in accordance with Town of Dedham Zoning By-law 7.2 and a variance to allow the two family residence to exist on a lot having 13,766 square feet instead required 18,750 square feet in Single Residence B (SRB) Zone. *Town of Dedham Zoning Bylaw Section 7.2.1 Conversion of single family to two family dwelling, Table 1, principal use regulations, M.G.L. Ch. 40A, 9 & 10, Section 9.3 Special Permits.* Representative Kevin Hampe, Esquire

#### **Review of Minutes from April 24, 2019**

**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.**