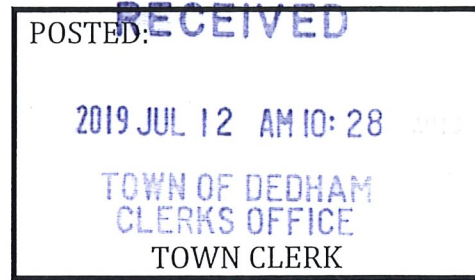


TOWN OF DEDHAM

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, July 17, 2019
Submitted By:	Jennifer Doherty, Administrative Assistant
Date:	July 12, 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 pm WEST STREET, DEDHAM, MA, ASSESSORS' PARCEL 101-1, CONTINUANCE FROM May 22, 2019 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

170 COLBURN STREET - CONTINUANCE FROM June 16, 2019 Applicant **Marc-Danie Nazaire** requests a Special Permit to be allowed to convert a single-family residence to a two-family in accordance with the Town of Dedham Zoning Bylaw Section 7.2 and a Variance to allow the two-family residence to exist on a lot having 8,000 sq. ft. instead of the required 18,750 sq. ft. in the Zoning District Single Family B (SRB). *Town of Dedham Bylaws: Section 7.2.1, Conversion of Single Family to a Two Family Dwelling, Table 1, Principle Use Regulations, and Section 9.3, Special Permits.* Representative Keith Hampe, Esq.

7:05 pm 10-14 AMES STREET – Applicant 33 McDonald Street, LLC requests a Special Permit and a Variance to convert an existing single family dwelling to a two-family dwelling on a lot with frontage of approximately 70 feet, lot width of approximately 65 feet, lot width through front building line of approximately 65 feet, lot width through rear building line of approximately 61 feet, and for the continuation of a pre-existing nonconforming commercial building and use on the same lot in the General Business Zoning District. *Town of Dedham Zoning Bylaws: Sections 3.3, 9.2, 9.3, Table 1, and Table 2.* Representative Peter A. Zahka, Esq.

- 7:10 pm** **762 EAST STREET – Applicants Michael A. Morris, and Karen J. Winters**, requests a Variance for an attached two car garage. The front corner of the garage extends into the side setback by 3.4 feet at the deepest point and tapering back for approximately 12 feet. The front corner of the garage would therefore be 6.6 feet from the property line rather than the required 10 feet. The property is located in the Single Residence B (SRB) Zoning District. *Town of Dedham Zoning Bylaw Section 4.21, Table 2.*
- 7:15 pm** **150-370 Providence Highway – Applicant OCW Retail, Dedham, LLC**, requests a Waiver as required to allow a wall sign with a height of approximately 30 feet, which is above the lowest point of the roof of said building. Property is located in Zoning District Highway Business (HB). *Town of Dedham Sign Code Sections 237-4, 237-19, 237-29, 237-30, Table 1 and Table 2.* Representative Peter A. Zahka, Esq.
- 7:20 pm** **27 Hooper Road – Applicant Amy. K. Loder** request a Special Permit to construct a 13’3” x 26’5” second-story dormer within the existing building footprint; dwelling is pre-existing non-conforming with regard to the front yard setback (14.9 ft. provided 20 ft. required) The property is located in the General Residence (GR) Zoning District. Town of Dedham Bylaw Sections 3.3, 4.1, 9.2, and 9.3.
- 7:25 pm** **4 Spruce Street – Applicant Kimball Inn Condominium Trust**, request a Special Permit to amend a previous decision of the Board of Appeals date January 31, 2016 recorded in Norfolk Registry of Deeds Book 23453, Page 462, attached hereto as exhibit A by allowing the trustees of the condominium to convey 1,702 sq. ft. of land to the abutting property owner at 14 Spruce Street, Dedham, MA. Property is located in the Single Residence B (SRB) Zoning District. *Town of Dedham Bylaw Sections 3.3.2, and 9.3, MGLA CH 40A Section 9.* Representative Kevin A. Hampe, Esq.
- 7:30 pm** **49-57 Bridge Street - Applicant Candy Mountain Corp.** request a Special Permit for the use of a pre-existing nonconforming accessory parking lot for the parking of vehicles not associated with the existing principal use. The property is located at 49-57 Bridge Street, and is located in Zoning District General Residence (GR) and General Business (GB). *Town of Dedham Zoning Bylaw Sections 3.3, 9.2, 9.3.2, Section 10, and Table 1.* Representative Peter A. Zahka, Esq.
- 7: 35 pm** **117 Cedar Street – Applicants James and Ruth Loughran** requests a Special Permit to convert a childcare facility into an accessory dwelling unit in accordance with the Town of Dedham Zoning Bylaw Section 7.7 in a Single Residence B zone. *Town of Dedham Bylaw Section 7.7, Table 1, and Section 9.3, and MGL CH 40A, 9 & 10.* Representative Keith Hampe, Esq.
- 7: 40 pm** **224 Bussey Street – Applicant Joshua Cruz** requests a Special Permit for the use of a Tarde Shop (gunsmith services, cerakoting/painting and stippling of firearms). The property is located at 224 Busey Street and is in the Central Business (CB) Zoning District. *Town of Dedham Bylaw Sections 3.1.6(E)6, 9.2, 9.3, and 10.*

Review of Minutes from June 16, 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.