



TOWN OF DEDHAM

MEETING NOTICE

POSTED:

TOWN CLERK

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, September 18, 2019, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

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** **170 COLBURN STREET, CONTINUED FROM August 15, 2019** Applicant **Marc Danie Nazaire** requests a Special Permit to be allowed to convert 500 sq. ft. of existing commercial space into an accessory dwelling unit in accordance with the Town of Dedham Zoning Bylaw 7.7, and a Variance to be allowed the accessory dwelling unit to exist on a lot having 8,000 sq. ft. instead of the required 13,750 sq. ft. The property is located in the Zoning District Single Residence B (SRB), Map 97, Lot 15. *Town of Dedham Bylaw Section 7.7, Special residential Regulations, and Table 1, Section 9.3, Special Permits. Representative Keith P. Hampe, Esquire.*
- 7:05 pm** **13-15 SHERWOOD STREET, Applicant Thomas and Linda Casey** request a Special Permit to construct an addition (which complies with all setbacks) to a preexisting nonconforming residential dwelling with an existing side yard setback of 3 feet on a lot with 50 feet of frontage occupied by two residential dwellings (i.e. extend, alter, and change a nonconforming structure and use). The property is located in the Single Residence B (SRB) Zoning District, Map and Lots 114-7-1 and 114-7-2. *Town of Dedham Bylaw Sections 3.3, 4.7, 9.2, 9.3, 10, Table 2.* Representative Peter A. Zahka, Esquire.
- 7:10 pm** **124 Milton Street, Applicant Matthew Jasset** requests a Special Permit and a Variance to reconstruct a recently demolished nonconforming two-family house with a new two-family house with a side yard setback of 11.3 ft. and a floor area ratio of 0.45. The property is located in the Single Limited Manufacturing Zoning District (LMA), Map and Lot 113-40. *Town of Dedham Bylaw Sections 3.3.2-3.3.7, 9.2, 9.3, Table 1 and Table 2.*

- 7:15 pm** **22 Bridge Street, Applicant Elie on Bridge Street, LLC** requests a Special Permit and/or Variances necessary to construct an approximate 243 sq.ft. (5'4" x 45'6") addition to a preexisting, nonconforming gasoline service station for purposes of enclosing oil tanks and general storage per order of the Conservation Commission. The property is located in the General Residence Zoning District (GR), Map and Lot 14-51. *Town of Dedham Bylaw 3.1.3, 3.3.2, 3.3.3, 9.2.2, 9.3, 10, and Table 1.* Representative Peter A. Zahka, Esquire.
- 7:20 pm** **205 Bonham Road, Applicant Erin McGowan** requests a Special Permit to be allowed to construct a +/- 869 gross sq. ft. accessory dwelling unit in accordance with Town of Dedham Zoning Bylaw 7.7, and a Waiver and/or Variance to be allowed the accessory dwelling unit provide an additional entrance on the front of the dwelling. The property is located at 205 Bonham Road, Map 182/6 is located in a Single Residence B Zoning District. *Town of Dedham Bylaws Section 3.1 (Table 1), 7.7, 9.2 and 9.3.*
- 7:25 pm** **320 Washington Street, Applicant DAA Restaurant Group** seeks to be allowed such Special Permits as required for conducting, operating, and maintaining an approximate 1,100 sq. ft. restaurant (i.e., a use requiring a common victuallar permit) with seating for approximately ten (10) patrons utilizing the existing parking (8 spaces) for the entire building at 320 Washington Street. The property is located in the Central Business (CB) Zoning District, Map and Lot 93/118. *Town of Dedham Bylaw Sections 9.2, 9.3, Table 1, Table 2, and Table 3(d).* Representative Peter A. Zahka, Esquire.
- 7:30 pm** **14 Church Street, Applicants James and Susan Fay** request a Special Permit and Variances to be allowed to change the existing occupancy from a mixed nonconforming use of two dwelling units a real estate office to a less intensive nonconforming use two family dwelling; to reconstruct and extend the existing nonconforming structure to increase the maximum lot coverage from 40 percent to 41 percent rather than the required 30 percent; and to reconstruct and extend the existing structure with a side yard of 4 ft rather than the required 10 ft and having a greater volume than the existing nonconforming structure. The property is located in the Single Residence B Zoning District (SRB), Map and Lot 108-37. *Town of Dedham Bylaw Sections 3.3.2; 3.3.3; 3.3.4; Section 4.1, Table 2.* Representative Edward Richardson, Esquire
- 7:35 pm** **850-888 Washington Street, Applicant Washington 850, LLC,** seeks to be allowed waivers from the Dedham Sign Code for six (6) new wall signs with heights of in excess of 25 feet (i.e. 33', 33', 43'9", 45'5", 29'1", and 28'9") which are higher than the roof line, for a new third free standing sign, and for a total sign area for free-standing signs of 166 square feet. The property is located in the Research and Development (RDO) Zoning District, Map and Lots 148/30, 148/33, 148/34, 148/41, 148/29A, and 148/35. *Town of Dedham Sign Code Sections 237-4, 19, 29, 30, Table 1, and Table 2.* Representative Peter A. Zahka, Esquire.
- 7:40 pm** **27-29-31 Curve Street, Applicant Nesti Ropi,** requests a Special Permit to be allowed to convert the existing nonconforming mixed-use building containing four dwelling units and an auto parts storage room accessory to an automobile repair garage to a nonconforming five unit residential building. The property is located in the Single Residence B (SRB) Zoning District, Map and Lot 96/74. *Town of Dedham Bylaw Section 3.3.2 (2).* Representative Edward Richardson, Esquire

7:45 pm **40 Walnut Street, Applicant Bryan J. Wood** of 31 Benjamin St., Dedham, MA, seeks to be allowed such Special Permits and/or Variances required for the voluntary demolition of a nonconforming two-family dwelling and reconstruction of the same on the same footprint as the existing house, but with an increase in volume and area on a nonconforming lot occupied by two residential dwellings. The property is located in the General Residence (GR) Zoning District, Map and Lot 112/115. *Town of Dedham Bylaw Section 3.3, 4.7, 9.2, 9.3, 10, Table 2.* Representative Peter A. Zahka, Esquire.

Review of Minutes from August 15, 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.