

TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

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J. Gregory Jacobsen, Vice Chair
Scott M. Steeves
Jason L. Mammone, P.E.



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ASSOCIATE MEMBERS

Jared F. Nokes, J.D.
George Panagopoulos

**ZONING BOARD OF APPEALS
DECISION**

Applicant: Brett Browchuk
Project Address: 725 High Street, Dedham, MA
Zoning District: Single Residence B, Aquifer Protection Overlay District
Representative(s):

- John David Sharp, Architect
- Mrs. Jacquelyn Browchuk

Petition: To be allowed a variance from the side yard setback of 15 feet to allow for the addition of an enclosed breezeway that will connect the existing garage to the kitchen and basement area of the home. The proposed structure will become nonconforming with respect to the side setback. The garage is 6.17 feet from the side property line.

Section of Zoning Bylaw: Town of Dedham Zoning Bylaw Sections 3.3.4 and 4.1, Table of Dimensional Requirements
Zoning District, Map and Lot: Single Residence B (SRB), Map 91, Lot 34

Date of Decision: Wednesday, March 6, 2019
Vote: 4-0 Unanimous
Voting Members: Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, and Jason Mammone, P.E..

Date Filed with Town Clerk: March 22, 2019

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on March 6, 2019, in the Town Office Building, Bryant Street, Dedham, MA.

Present were members of the ZBA, Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, and Jason Mammone, P.E. The hearings were duly advertised for this meeting of the ZBA in accordance with the requirements of MGL Chapter 40A, Section 11.

At 7:05 p.m., the Chairman called for the hearing on the petition of Brett Browchuk, 385 Dearcliff Road, Avon, Connecticut (hereinafter referred to collectively as the "Applicant"). The property is located at, 725 High Street, Dedham, MA, and is in the Single Residence B (SRB) Zoning District. *Town of Dedham Zoning By-Law Section 9.2.2; Board of Appeals Powers, Section 10 Determinations, and Table 1.*

In attendance to represent the applicant were John David Sharp, Architect, and Mrs. Jacquelyn Browchuk, wife of the applicant. The Applicant had previously submitted plot plans of the Subject Property (existing and proposed), architectural plans and drawings (including floor plans and elevations), and photographs of the existing dwelling.

The Applicant is the owner of the real estate known and numbered as 725 High Street, Dedham, Massachusetts, as shown on Dedham Assessors Map 91, Lot 34 (hereinafter referred to as the "Subject Property"). The Subject Property was built in 1875 and contains 5,029 square feet of livable area.

The transcript from the hearing is the primary source of evidence and is incorporated herein by reference:

Mr. David Sharp, Architect for the project, and Mrs. Jacquelyn Browchuk were in attendance. Mr. Sharp detailed the project to the Board members explaining there was presently a two car garage that was detached from the house, and the owners wished to renovate this, create a mudroom there, and then add a connecting breezeway from the garage to the house to provide cover during bad weather conditions. He explained that this renovation was not to change the character of the house or its' surroundings in any way, and was instead intended for functional use only.

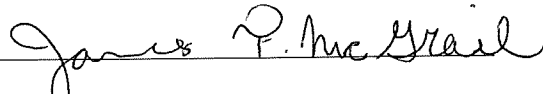
A question was asked as to the location of this breezeway and the applicant showed the Board on the plans where it would be situated. The applicant also explained that this "breezeway" structure would be transparent in construction and therefore would not hinder any sight lines.

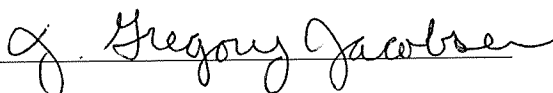
Mr. McGrail asked if there were any questions from the audience and there were not. He then asked if there were questions from the Board. Mr. Jason Mammone asked the distance of the setback from the side yard. The architect replied it was 6.9 feet.

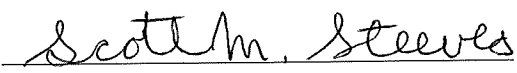
Mr. Steeves made a motion to grant a variance for a side yard setback of 15 feet to allow for the addition of an enclosed breezeway that will connect the existing garage to the kitchen and the basement area of the home. The proposed structure will become non-conforming with respect to the side yard setback. The garage is 6.17 feet from the side property line. The motion was seconded by Greg Jacobsen, and the motion passed with a unanimous vote of 4-0 in favor.

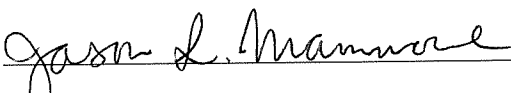
Appeals of this decision, if any, shall be made pursuant to Section 17 of Chapter 40A of the General Laws of Massachusetts and shall be filed within twenty days after the date of filing of notice of this decision with the Town Clerk

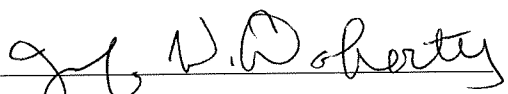
Dated: March 22, 2019


James F. McGrail, Esq.


J. Gregory Jacobsen


Scott M. Steeves


Jason L. Mammone, P.E.


As attested by Administrative Assistant

Jennifer W. Doherty