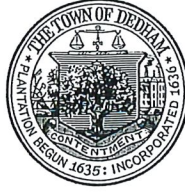


TOWN OF DEDHAM  
COMMONWEALTH OF MASSACHUSETTS

Members

James F. McGrail, Esq., Chair  
J. Gregory Jacobsen, Vice Chair  
Scott M. Steeves  
Jason L. Mammone, P.E.



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

ASSOCIATE MEMBERS

Jared F. Nokes, J.D.  
George Panagopoulos

ZONING BOARD OF APPEALS  
DECISION

RECEIVED  
2019 MAR 26 AM 9:34  
TOWN OF DEDHAM  
CLERKS OFFICE

**Applicant:** Candy Diaz  
**Project Address:** 32 Congress Place, Dedham, MA  
**Legal Notice:** The Applicant, Candy Diaz, seeks to be allowed a special permit in accordance with section 4.1, Table 2 of the Dedham Zoning By-Laws to be allowed a variance to construct a 31 foot by 8 foot dormer that will be 4.5 feet from the side property line instead of the required 10 feet side yard setback in a single residence B district.  
**Section of Zoning Bylaw :** *Town of Dedham Bylaw Section 4.1, Table 2.*  
**Zoning District, Map and Lot:** Single Residence B (SRB) District, Map 79, Lot 102  
**Date of Public Hearing:** Wednesday, March 20, 2019  
**Date of Decision:** Wednesday, March 20, 2019  
**Vote:** 5-0 Unanimous  
**Voting Members:** Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, Jason Mammone, P.E., and George Panagopoulos  
**Date Filed with Town Clerk:** March 26, 2019

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on March 20, 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, Jason Mammone, P.E., George Panagopoulos, and associate Jared Nokes. The hearings were duly advertised for this meeting of the ZBA in accordance with the requirements of MGL Chapter 40A, Section 11.

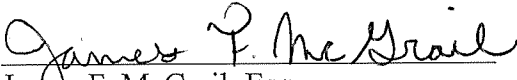
At 7:15 p.m., the Chairman called for the hearing on the petition of Candy Diaz. The applicant was in attendance and represented herself at the hearing. The minutes of the meeting are incorporated herein as part of the decision:

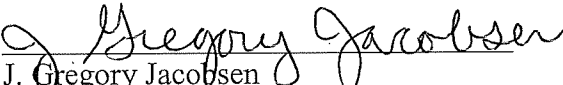
Applicant Candy Diaz was in attendance representing herself. She explained that they wanted to build a dormer to add 2 bedrooms in order to accommodate their growing family, they were a family of 5 with 3 boys. The proposal would lift the attic a little, increasing the amount of non-conformity. Judith Hopkins, of 36 Congress Place, direct abutter to the property was in attendance to show support for the application. Mr. McGrail asked if anyone from the audience had questions regarding the application, and there were none.

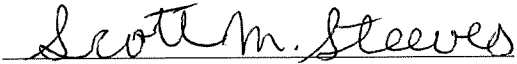
Mr. Jacobsen made a motion to approve the special permit in accordance with section 4.1, Table 2 of the Dedham Zoning Bylaw to be allowed a variance to construct a 31 foot by 8 foot dormer that will be 4.5 feet from the side property line instead of the required 10 feet side yard setback required in the single residence B district (SRB). The motion was seconded by Scott Steeves, and all were in favor. The motion passed unanimously 5-0.

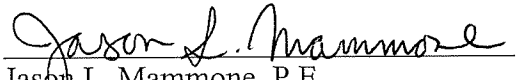
Appeals of this decision, if any, shall be made pursuant to Section 17 of Chapter 40A of the General Laws of Massachusetts and shall be filed within twenty days after the date of filing of notice of this decision with the Town Clerk

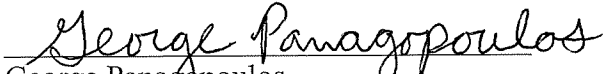
Dated: March 26, 2019

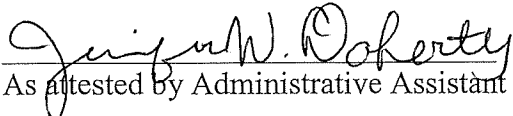
  
James F. McGrail, Esq.

  
J. Gregory Jacobsen

  
Scott M. Steeves

  
Jason L. Mammone, P.E.

  
George Panagopoulos

  
As attested by Administrative Assistant  
Jennifer W. Doherty