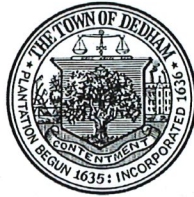


TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS



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2019 MAY -3 AM 11:32

TOWN OF DEDHAM
CLERKS OFFICE

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

Jennifer Doherty
Administrative Assistant
jdohertry@dedham-ma.gov

Members

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

Associate Members

Jared F. Nokes, J.D.
George Panagopoulos

DECISION

Applicant/Owner
Property Address
Zoning District
Map and Lot

Jose Santana
11 Fresno Road, Dedham, MA
Single Residence B
168/24

Legal Notice

The applicant seeks to be granted a Special Permit to construct a deck which would require a side yard setback of zero instead of the 5 feet requirement for an accessory structure, and a rear yard setback of zero instead of the required 20 feet for an accessory structure in the Single Residence B Zoning District

Section of Zoning Bylaw

Town of Dedham Zoning Bylaw Sections 4.1 and Table 2, Dimensional Requirements.

Date of Public Hearing

April 24, 2019

Date of Withdrawal

April 24, 2019

Vote

Unanimous vote to accept withdrawal of petition

Voting Members

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

Date Filed With Town Clerk May 3, 2019

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts, held public hearings on April 24, 2019, commencing at 7:00 p.m. in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, and Jason L. Mammone, P.E. These hearings and meeting of the ZBA were duly advertised in accordance with the requirements of MGL Chapter 40A, Section 11.

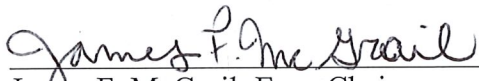
At 7:15 p.m. the Chairman called for the hearing on the application of Jose Santana, 11 Fresno Road, Dedham, MA, to be granted a Special Permit to construct a deck which would require a side yard setback of zero instead of the 5 feet requirement for an accessory structure, and a rear yard setback of zero instead of the required 20 feet for an accessory structure in the Single Residence B Zoning District. *Town of Dedham Zoning Bylaw Sections 4.1 and Table 2, Dimensional Requirements.*

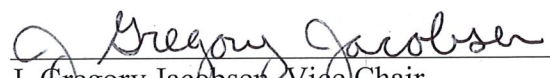
Prior to the hearing, Mr. McGrail announced that there would only be four voting members. The applicant would therefore require unanimous approval for withdrawal of his request for a Special Permit.

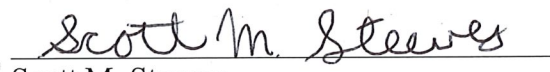
Mr. Santana had submitted a letter to the Planning and Zoning office before the meeting on April 24, 2019, indicating that he was withdrawing his application. Upon further inspection of the application by the Building Commissioner, Kenneth Cimeno, it was determined the applicant did not need a waiver from the Zoning Board of Appeals. The Board dismissed the application without prejudice on a unanimous vote of 4=0.

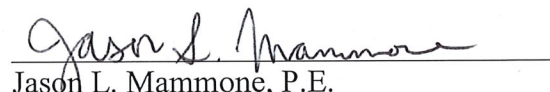
Date: April 24, 2019

Attest by the Zoning Board of Appeals:



James F. McGrail, Esq., Chair


J. Gregory Jacobsen, Vice Chair


Scott M. Steeves


Jason L. Mammone, P.E.

Attest by the Administrative Assistant:


Jennifer Doherty