

RECEIVED

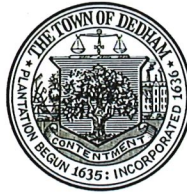
TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS

2019 JUL 10 AM 10:17

TOWN OF DEDHAM
CLERKS OFFICE

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

Applicant: Keith P. Hampe and Laura M. Hampe

Subject Property: 50 Taylor Avenue, Dedham

Date: March 20th, 2019

The Zoning Board of Appeals (ZBA) of the Town of Dedham held a public hearing on Wednesday, March 20th, 2019 in the Town office building located at 26 Bryant Street, Dedham. Present were members, Chairman James F. McGrail, Jason Mammone, P.E., Scott Steeves, Gregory Jacobsen and George Panagopoulos.

The original hearing was duly advertised for two consecutive weeks in the Dedham Times in accordance with the requirements of MGLA Chap. 40A, Sec. 11 and the Town of Dedham Zoning Bylaw. Notice of the hearing was sent to the abutters within 300 feet of the property in question. Notification of the public hearing was sent to the neighboring towns of Boston, Canton and Westwood. Copies of all plans referred to in the decision and the detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning and Zoning Department.

On March 20, 2019, the Chairman called for the hearing of Keith P. Hampe and Laura M. Hampe on their request for a special permit and variance on Lot 142 located at 50 Taylor Avenue, Dedham. The Applicant represented himself. The Applicant supplied the board with information on the current home located at 50 Taylor Avenue which consists of three bedrooms and one bathroom. The Applicant disclosed to the Board that his family was growing and that they wished to add a second floor addition and farmer's porch to the front of the home to accommodate his growing family. Currently the setbacks of the building on the property are non-conforming. Per the Town of Dedham Zoning Bylaws, any extension of a nonconforming structure requires a Special Permit. In addition, the construction of a

farmer's porch would decrease the front and side yard setbacks which will require a variance to be allowed by the Board. The Applicant believes that the proposed addition is in keeping with the current neighborhood aesthetics and consistent with the neighborhood characteristics.

The Applicant's proposal includes a request to be allowed a Special Permit under Zoning Bylaw Sec. 3.3.3 - Nonconforming Structures by adding a second floor addition to a nonconforming structure. In addition, the proposal requests two variances for a front and a side yard setback under Zoning Bylaw Sec. 3.3.4 - variance required and 3.3.5 - Nonconforming Single and Two Family Residential Structures. The proposed front yard setback will be 18 feet instead of the required 25 feet and the side yard setback will be 9 feet instead of the required 10 feet.

The Chairman asked if there were any questions from the audience regarding the Applicant's proposal, there were none. The Chairman then asked if the Board had any questions for the Applicant regarding his proposal, there were none.

Upon Motion by Mr. Panagopoulos and seconded by Mr. Steeves, the Board unanimously voted, 5-0, to grant the Special Permit and two Variances as requested by the Applicant.

Appeals of this decision, if any, shall be made pursuant to Section 17 of the Chapter 40A of the General Laws of the Commonwealth of Massachusetts and shall be filed within twenty (20) days after the date of filing this decision with the Town Clerk.

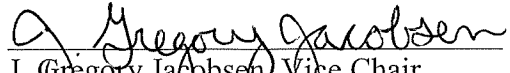
Dated: July 10, 2019

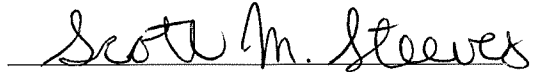
In accordance with MGL Chapter 40A, Section 11, no special permit shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty (20) days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed or that an appeal has been filed within such time shall be recorded in the Norfolk County Registry of Deeds or the Land Registration Office of Norfolk County.

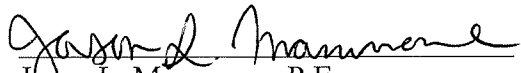
Date: July 10, 2019

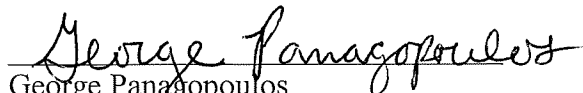
Attest by the Zoning Board of Appeals:

James F. McGrail
James F. McGrail, Esq., Chairman



J. Gregory Jacobsen, Vice Chair


Scott M. Steeves


Jason L. Mammone, P.E.


George Panagopoulos

Attest by the Administrative Assistant:


Jennifer Doherty