



TOWN OF DEDHAM

MEETING NOTICE

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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, January 29, 2020, 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	<p>800 Providence Highway – Dedham 800, LLC Request for Special Permit to operate a +/- 2,900 sq. ft. animal/veterinary hospital with ancillary services and sale of goods. The 1.3-acre subject property is located at 800 Providence Highway, Dedham, MA, Map 136 Lot 15, and is within a Highway Business Zoning District (HB). Town of Dedham Zoning Bylaw Sections 3.1.3, 9.2, 9.3 and Table 1. <i>Representative: Peter A. Zhaka, Esq. Continued from 1/15/20</i></p>
7:05 pm	<p>114 Bussey Street – Supreme Development, LLC Request for Variances and Special Permits to change a nonconforming use and structure to another nonconforming use, and to demolish a preexisting nonconforming building (with first floor space formally used commercially and four residential apartments on the upper floors) and replace with four (4) two-family residential dwellings on the same lot or abutting lots in common ownership containing approximately 12,396 sf of land in SRB Zoning District (12,500 sf required) and 8,296 sf of land in the LB Zoning District (12,500 sf required), with frontage of 156 feet of frontage with 64 feet in the SRB Zoning District (95 feet required) and 92 feet in the LB Zoning District (0 feet required), and which will have a front yard setbacks of 10 feet (8.6 feet required) , side yard setbacks of not less than 10.5 feet (10 feet required in the SRB Zoning District and 0 feet required in the LB Zoning District), rear yard setbacks of 10.5 feet (20 feet required in the SRB District and 0 feet required in the LB Zoning District), floor area ratio in the SRB Zoning District of 66% (maximum of 50% allowed), floor area ratio in the LB Zoning District of 61% (maximum of 40% allowed), lot coverage in the SRB Zoning District of 41% (maximum of 30% allowed), and lot coverage in the LB Zoning District of 36% (maximum of 40% allowed). The 20,651 square foot Subject Property is located at 114 Bussey Street, Dedham, MA (Assessors Map 79, Lot 140) and is in the Local Business (LB) and Single Residence B (SRB) Zoning Districts. Town of Dedham Zoning By-Law Sections 2.1.4, 3.3, 9.2, 9.3, Table 1 and Table 2. <i>Representative: Peter A. Zhaka, Esq. Continued from 1/15/20</i></p>
	<p>Old/New Business <i>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.</i></p>