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|  | TOWN OF DEDHAM **MEETING**  **NOTICE** | POSTED:  TOWN CLERK |

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. Ch. 30A, SECTION 20 AS AMENDED.

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| **Board or Committee:** | **Zoning Board of Appeals** |
| **Location:** | **Lower Conference Room** |
| **Day, Date, Time:** | **Wednesday, January 18, 2017, 7:00 p.m.** |
| **Submitted By:** | Susan Webster, Administrative Assistant |
| **Date:** | December 12, 2016 |

**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.*

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| 7:00 p.m. | **Roger M. and Georgette E. Kiami, 39 Washington Street, VAR-10-16-2154:** To be allowed a side yard setback of 3.3 feet instead of the required 10 feet, and a rear yard setback of 0.2 feet instead of the required 5 feet for an addition to the existing one car garage. *Town of Dedham Zoning Bylaw Section 4.1 Table of Dimensional Requirements* **(Continuation from 11/16/16)** |
| 7:10 p.m. | **Thomas J. Coyne, Jr., 41 Robinwood Road, VAR-11-16-2169:** To be allowed a side yard setback of 6.5 feet instead of the allowed 10 feet and space between buildings of 7.1 feet instead of the allowed 10 feet to construct a two-car garage for storage of antique cars. *Town of Dedham Zoning Bylaw Section 4.1 Table of Dimensional Requirements* |
| 7:15 p.m. | **Antonios Sakalis, 9 Washington Street, Unit 4, VAR-11-16-2168:** To be allowed a Special Permit to change a nonconforming office condominium unit into a residential condominium unit in a multi-unit condominium building in the Local Business zoning district. *Town of Dedham Zoning Bylaw Section 3.3.2, 9.3.1, 9.3.2, and MGL Ch. 40A, Section 9* |
| 7:20 p.m. | **Ella’s Gas of Dedham, Inc., 22 Bridge Street, VAR-11-16-2165:** To be allowed a waiver from the Town of Dedham Sign Code for internal LED illumination on both sides of the free-standing sign, side yard setback of 3’6” instead of the required 5’, total height of free-standing sign of 20’ instead of the allowed 8,’ free-standing sign area of 37.5 square feet instead of the allowed 20 square feet, total amount of sign area of 177.5 square feet instead of the allowed 136 square feet. *Town of Dedham Sign Code Section 237-18E, Table 2 Sign Dimensions and Location* |
| 7:25 p.m. | **Ella’s Gas of Dedham, Inc., 22 Bridge Street, VAR-11-16-2170:** To be allowed a Special Permit as necessary to allow the addition of a third gasoline fuel dispenser at a pre-existing nonconforming gasoline service station (i.e., a Special Permit for the change, extension, and alteration of a pre-existing nonconforming use and structure). *Town of Dedham Zoning Bylaw Sections 3.1.3, 3.3.2, 3.3.3, 9.2.2, 9.3, 10, and Table 1* |
| 7:30 p.m. | **Andrew E. Spognardi, 42 Manning Road**, **VAR-11-16-2172:** To be allowed a Special Permit for an existing accessory dwelling unit that has lapsed. *Town of Dedham Zoning Bylaw Section 7.7 Special Residential Regulations, Section 9.3.5 Special Permits Conditions* |
| 7:35 p.m. | **Mattress Firm, 385 Providence Highway, VAR-12-16-2173:** To be allowed a waiver from the Town of Dedham Sign Code for internal illumination of wall sign. *Town of Dedham Sign Code Section 237-18* |
| 7:40 p.m. | **Arthur Lutschaunig, 7 Prospect Street, VAR-12-16-2174:** To be allowed a five foot rear yard setback instead of the required 20 feet to construct a two-story building (garage with second floor storage). *Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements, Footnote 5* |
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|  | **Old/New Business\***   * Review of Minutes, December 14, 2016   **\***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. |