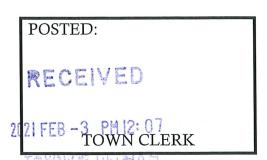


TOWN OF DEDHAM

MEETING NOTICE



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

Board or Committee:	Zoning Board of Appeals
Location:	Remote Participation: Video & Tele-Conference Via Computer/Phone/Tablet (via Zoom) https://zoom.us/j/91970020615 Telephone (Audio Only) 1-646-558-8656, Webinar ID: 919 7002 0615 Watch & Participate on Facebook https://www.facebook.com/Dedham-MA-Planning-Zoning- 102768344683729/ Watch on Dedham TV Visit www.dedhamtv.com to watch online or find your local TV channels Comments/Questions/Technical Assistance jdoherty@dedham-ma.gov 781-794-9240 New to Virtual Meetings? Please view Planning & Zoning Department's remote participation policy & procedures: bit.ly/PZVirtualMeetings
Day, Date, Time:	Wednesday, February 17, 2021, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

AGENDA

7:0	
pn	Request for a waiver for a 99 sq/ft. wall sign that is 52.2 ft. from grade to top of sign (25 ft.
1	above grade is not allowed). The \pm 120,226 sq. ft. property is located at 980 Washington Street.
	Dedham, MA, Map 160, Lot 36, and is within the Research Development & Office (RDO)
	Zoning District. Town of Dedham Sign Code Section 237-19 (E) Continued from 1.20.21
	Project Documents
	http://bit.ly/Feb2021DedhamZBA
	nttp://bit.iy/Feb2021DeunainZbA
	900 Providence Highway – Mavis Tires & Brakes/Site Enhancement Services
	Request for a waiver to install three (3), 48.5 sq. ft. illuminated wall signs; proposed signage
	exceeds allowable wall sign height. The +/- 39,166 sq. ft. property is located at 900 Providence
	Highway, Dedham, MA, Map 149, Lot 13, and is within a Highway Business District. Town of
	Dedham Sign Code Section 237-19 (D) and 237-19 (E)
	250000000000000000000000000000000000000
	Project Documents
	1 -

http://bit.ly/Feb2021DedhamZBA

259 Washington Street - Recovery Connection Centers of America, Inc.

Requests a Special Permit for a proposed 1,125 sq. ft. Substance Abuse Treatment Clinic (no dispensing of medication to occur at subject property). The +/- 23,212 sq. ft. property is located at 259 Washington Street, Dedham, MA, Map 93, Lot 8, and is within a Highway Business (HB) Zoning District. *Town of Dedham Bylaw Section 3.1, 9.2, 9.3, and Table 1.*

Project Documents

http://bit.ly/Feb2021DedhamZBA

63 Colonial Drive – B&L Elite Builders, LLC c/o Lyndemberg Duque

Request for a Variance to construct a +/-2,900 sq. ft. single family dwelling; proposed dwelling would not meet the required front yard setback (10.5 ft. provided, 25 ft. required). The +/-6,325 sq. ft. property is located at 63 Colonial Drive, Dedham MA, Map 79, Lot 129, and is within a Single Residence B (SRB) Zoning District. *Town of Dedham Bylaw Section 4.5, 9.2, 9.3 and Table 2*

Project Documents

http://bit.ly/Feb2021DedhamZBA

8 Bates Court - Danielle Forte

Request for a Special Permit for adding additional living sq. ft. and extending existing porch to 25.5 sq. ft.; proposed additions would intensify pre-existing nonconforming front and side yard setbacks. The +/-5,880 sq. ft. property is located at 8 Bates Court, Dedham, MA, Map 91, Lot 8, and is within the Single Residence B (SRB) Zoning District. *Town of Dedham Bylaws Section 3.3, 3.3.1, 3.3.3, 9.2, 9.3, and Table 2*

Project Documents

http://bit.ly/Feb2021DedhamZBA

55 Norwell Road – Mike & Mary Forte

Request for a Variance to construct an addition to connect the rear detached garage to the single-family dwelling and to construct a second story above the garage; proposed rear addition/garage would not meet the required rear yard setback (7 ft. provided, 20 ft. required). The +/- 11,575 sq. ft. property is located at 55 Norwell Road, Dedham, MA, Map 126, lot 60, and is within the Single Residence B (SRB) Zoning District. *Town of Dedham Section 9.2, and Table 2*

Project Documents

http://bit.ly/Feb2021DedhamZBA

25 Boathouse Lane – Mollie Moran

Request for a Special Permit to construct a single-family dwelling within a Flood Plain Overlay District. The +/- 16,110 sq. ft. property is located at 25 Boathouse Lane, Dedham, MA, Map 74, Lot 32, and is within a Single Residence B (SRB) Zoning District, Flood Plain Overlay District, and Aquifer Protection Overlay District. *Town of Dedham Bylaw Section 8.1, 9.2, 9.3, and Table 2.*

Project Documents

http://bit.ly/Feb2021DedhamZBA

Old/New Business

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.