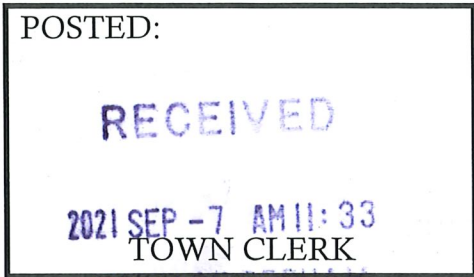


TOWN OF DEDHAM

MEETING NOTICE

POSTED:



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

Board or Committee:	Zoning Board of Appeals
Location:	<p>Remote Participation: Video & Tele-Conference</p> <p><u>Via Computer/Phone/Tablet (via Zoom)</u> https://zoom.us/j/91970020615</p> <p><u>Telephone (Audio Only)</u> 1-646-558-8656, Webinar ID: 919 7002 0615</p> <p><u>Watch & Participate on Facebook</u> https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</p> <p><u>Watch on Dedham TV</u> Visit www.dedhamtv.com to watch online or find your local TV channels</p> <p><u>Comments/Questions/Technical Assistance</u> jdohererty@dedham-ma.gov 781-794-9240</p> <p><i>New to Virtual Meetings? Please view Planning & Zoning Department's remote participation policy & procedures: bit.ly/PZVirtualMeetings</i></p>
Day, Date, Time:	Wednesday, September 15, 2021, 7:00 pm
Submitted by:	Jeremy Rosenberger

AGENDA

7:00 pm	<p>187 Bridge Street – Thomas M. Piersiak & Sons, Inc. (Continued from 8/18/21) Request for a Special Permit to alter, extend, and enlarge an existing building on a nonconforming lot and convert and use the same as a two-family residential dwelling. The +/- 8,807 sq. ft. subject property is located at 187 Bridge Street, Dedham, MA, Map/Lot 24-114 and is within a Limited Business (LB) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.1, 3.3, 9.2, 9.3, Table 1, and Table 2. Representative: Peter A. Zahka, II, Esq.</i></p> <p>Project Documents http://bit.ly/August2021DedhamZBA</p>
	<p>5 Bryant Street – Citizens Bank (Continued from 8/18/21 and request to Withdraw w/o Prejudice) Request for waivers to install two (2) internally illuminated wall signs (27.3 sq. ft. and 15.1 sq. ft.) and an internally illuminated monument sign; internally illuminated signs are not allowed. The +/- 13,542 sq. ft. subject property is located at 5 Bryant Street. Dedham,</p>

	<p>MA, Map/Lot 108-99 and is within a Central Business (CB) Zoning District. <i>Town of Dedham Sign Code Section 237-18 E.</i></p> <p>Project Documents http://bit.ly/August2021DedhamZBA</p>
	<p>300 Legacy Place – Whole Foods Requests a Special Permit to house a temporary trailer behind Whole Foods Market on property owned by WS Development. The +/- 757,944 sq. ft. subject property is located at 300 Legacy Place, Dedham MA, Map/Lot 162-1, and is within a Research Development & Office Zoning District (RDO). <i>Town of Dedham Zoning Bylaw Sections 3.2.1, 9.2 and 9.3.</i></p> <p>Project Documents https://bit.ly/Sept2021DedhamZBA</p>
	<p>725 Providence Highway – Dogtopia Requests a Waiver from the Dedham Sign Code to provide a maximum area of window signage to be 62% where a maximum of 25% is allowed. The +/- 784,082 sq. ft. subject property is located at 725 Providence Highway, Map 122, Lot 1 and is within a Highway Business Zoning District (HB). <i>Town of Dedham Sign By-Law 237 Attachment 3.</i></p> <p>Project Documents https://bit.ly/Sept2021DedhamZBA</p>
	<p>39 Sprague Street – Vladimir Stradnic and Oleg Carnei Request for a Variance for a +/- 279.5 sq. ft. extension of the first floor and a +/- 1,118 sq. ft. second floor addition; proposed additions would not meet front yard setback requirement of 25 ft. (23.8 ft. proposed). The +/- 6,470 sq. ft. subject property is located at 39 Sprague Street, Map 167, Lot 114 and is within a Single Residence B (SRB) Zoning District. <i>Town of Dedham By-Law Sections 3.3, 9.2, 9.3, and Table 2.</i></p> <p>Project Documents http://bit.ly/August2021DedhamZBA</p>
	<p>35 Dixon Avenue – Frederick Berry Requests a Variance to construct a rear screened porch that would exceed the rear yard setback requirement (17.5 ft. proposed, 20 ft. required). The +/- 4,295 sq. ft. subject property is located at 35 Dixon Avenue, Map 13, Lot 34 and is located within a General Residence (GR) Zoning District. <i>Town of Dedham By-Law Sections 3.3, 9.2, 9.3, and Table 2.</i></p> <p>Project Documents https://bit.ly/Sept2021DedhamZBA</p>
	<p>12 Morse Avenue – Joseph and Jennifer Luszc Request for a Variance for the creation of an attached garage (+/- 538 sq. ft.), mudroom (+/- 196 sq. ft.), and storage room (+/- 321 sq/ ft.); proposed additions would not meet rear yard setback requirement of 20 ft. (7.1 ft. proposed). The +/- 7,989 sq. ft. subject property is located at 12 Morse Avenue, Map 127, Lot 70 and is within a Single Residence B (SRB) Zoning District. <i>Town of Dedham By-Law Sections 3.3, 9.2, 9.3 and Table 2.</i></p> <p>Project Documents http://bit.ly/August2021DedhamZBA</p>

	<p>66 Ware Street – Olga Magomegova Request for a Special Permit to change an existing single-family dwelling with an accessory dwelling unit to a two-family dwelling; no structural changes being made. The 20,820 sq. ft. subject property is located at 66 Ware Street, Map 61, Lot 25 and is within a Single Residence A (SRA) Zoning District. <i>Town of Dedham By-Law Sections 7.2, 9.2, and 9.3.</i></p> <p>Project Documents http://bit.ly/August2021DedhamZBA</p>
	<p>214 Lowder Street – John Joyce and Old Grove Partners Request for a Special Permit for work within the Floodplain Overlay District and Special Permit to construct retaining walls over four (4) feet in height as part of a Planned Residential Project. The +/- 62 acres properties are located at 146, 188, and 216 Lowder Street and 125 Stoney Lea Road, Dedham MA, located within a Single Residence A Zoning District, and shown on Dedham Assessors' Map 105, Lots 17, 19, 23 and Map 118, Lot 31. <i>Town of Dedham By-Law Sections 6.5, 8.1, 9.2, 9.3, and Table 2.</i> <i>Representative: Peter A. Zahka, II, Esq.</i></p> <p>Project Documents http://bit.ly/August2021DedhamZBA</p>
	<p>84 Glenridge Road Requests a Special Permit for the creation of an accessory dwelling unit (+/- 1,385 sq. ft) and waiver from the provisions of an accessory dwelling unit to exceed allowable square footage. The +/- 51,325 sq. ft. subject property is located at 84 Glenridge Road, Dedham MA, Map/Lot 88-15, and is within a Single Residence A Zoning District (SRA). <i>Town of Dedham By-Law Sections 7.7, 9.2, 9.3, 10, and Table 1.</i></p> <p>Project Documents https://bit.ly/Sept2021DedhamZBA</p>
	<p>Meeting Minutes <i>Review & approval of June 16, 2021 (Executive Session) and June 16, 2021 meeting minutes</i></p> <p>Project Documents https://bit.ly/Sept2021DedhamZBA</p>
	<p>Sign Code Study <i>Request for ZBA support for proposed warrant article for Fall 2021 Town Meeting. Jeremy Rosenberger, Planning Director</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>