



TOWN OF DEDHAM

MEETING NOTICE

POSTED:

TOWN CLERK

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

Board or Committee:	Zoning Board of Appeals
Location:	Dedham Town Hall 450 Washington Street O'Brien Meeting Room, 3rd Floor <u>Comments & Questions</u> jdoherty@dedham-ma.gov 781-794-9240
Day, Date, Time:	Wednesday, April 20, 2022, 7:00 pm
Submitted by:	Jennifer Doherty

AGENDA – Amended 4/20/2022*

7:00 pm	69 Elmwood Avenue – James C. and Sharon B. Goff Request for a Special Permit and/or Variance for a +/- 32 sq. ft. covered porch with a front yard setback of 20.7 ft. (25 ft. required). The +/- 11,914 sq. ft. subject property is located at 69 Elmwood Avenue, Map 153 Lot 83 and is located within a Single Residence (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 2, 3.3(C), 3.3(D), 9.2, 9.3, and Table 2.</i> <i>Representative: Kevin Hampe, Esq.</i> Project Documents https://bit.ly/ZBAApril2022
	80 Chestnut Street – Jim Ray and Natalie Jensen Request for a Variance and/or Special Permit to construct a covered porch on the left side of the existing house; proposed project would intensify the pre-existing left side yard setback (7.2 ft provided, 10 ft. required). The +/- 10,027 sq. ft. subject property is located at 80 Chestnut Street, Map 106 Lot 6 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.3(D), and Table 2.</i> <i>Representative: Mollie Moran</i> Project Documents https://bit.ly/ZBAApril2022
	59 Bayard Street – Martin Grealish, Phoenix Holdings LLC Requests for a Variance and/or Special Permit to increase the existing living space by 430 sq. ft. (675 sq. ft. existing); proposed project would intensify the pre-existing nonconforming right yard setback (2.6 ft. proposed, 10 ft. required) and intensify the pre-existing nonconforming rear yard setback (8.9 ft. proposed, 20 ft. required), and for the construction of retaining walls that exceed 4 ft. in height. The +/- 4,590 sq. ft. subject property is located at 59 Bayard Street, Map 7 Lot 73 and is located within a General

	<p>Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.3(D), 6.5(B), and Table 2. Representative: Mollie Moran</i></p> <p>Project Documents https://bit.ly/ZBAApril2022</p>
	<p>*55 Creston Avenue – Mary Ellen McDonough and Michael Cummings <i>(continued from 3/16/22)</i></p> <p>Request for Variances necessary to establish a buildable lot; proposed new lot would not meet required minimum lot frontage (75 ft. provided, 95 ft. required) and minimum lot area (+/- 7,500 sq. ft. provided, 12,500 sq. ft. required). The +/- 17,500 sq. ft. subject property is located at 55 Creston Avenue, Map 178 Lot 32 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 9.2, 9.3, Table 2. Representative: Keith Hampe, Esq.</i></p> <p>Project Documents https://bit.ly/ZBAApril2022</p>
	<p>Meeting Minutes Review & approval of meeting minutes for March 16, 2022.</p> <p>Project Documents https://bit.ly/ZBAApril2022</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>