



TOWN OF DEDHAM

# MEETING NOTICE

POSTED:

TOWN CLERK

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

<b>Board or Committee:</b>	<b>Zoning Board of Appeals</b>
<b>Location:</b>	<b>Dedham Town Hall 450 Washington Street O'Brien Meeting Room, 3<sup>rd</sup> Floor</b>  <b><u>Comments &amp; Questions</u></b> <a href="mailto:jdoherthy@dedham-ma.gov">jdoherthy@dedham-ma.gov</a> 781-794-9240
<b>Day, Date, Time:</b>	Wednesday, May 18, 2022, 7:00 pm
<b>Submitted by:</b>	Jennifer Doherty

## AGENDA (\* Amended 5.13.22)

<b>7:00 pm</b>	<b>93 Madison Street – Peter Sachs Architecture</b> Requests a Variance and/or Special Permit for the addition of a two-story rear addition; proposed project would intensify and increase the pre-existing nonconforming +/- 4.3 ft. left side yard setback. The applicant also requests a Variance and/or Special Permit for the addition of a one-story, two-car garage; proposed project would intensify the preexisting nonconforming rear yard setback (5.2 ft proposed; 20 ft required) and the side yard setbacks (12.5 ft proposed on left and 5.1 ft proposed on right; 10 ft required). The +/- 4.632 sq. ft. subject property is located at 93 Madison Street, Map 141 Lot 59 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3.D, 4.3.2, 4.8, 9.2, 9.3, and Table 1 and 2.</i>  <b>Project Documents</b> <a href="https://bit.ly/ZBAMay2022">https://bit.ly/ZBAMay2022</a>
	<b>17 Maverick Street – Genci Panci</b> Requests a Special Permit to convert the existing single-family dwelling to a two-family dwelling and a Variance to exceed the maximum allowed enlargement of said conversation of 20% (53% proposed). The +/- 23,929 sq. ft. subject property is located at 17 Maverick, Map 95 Lot 20 and is located within a Single Residence (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3, 7.2, 9.2, 9.3, Table 1 and Table 2. Representative: Kevin Hampe, Esq.</i>  <b>Project Documents</b> <a href="https://bit.ly/ZBAMay2022">https://bit.ly/ZBAMay2022</a>

	<p><b>380-384 Washington Street – Oscar Bar Dedham, LLC</b>  Requests a Special Permit to expand existing 1,500 sq. ft. restaurant with 49 seats to be 2,026 sq. ft., 74 seats and no off-street parking. The +/- 5,697 sq. ft. subject property is located at 380-384 Washington Street, Map 108 Lot 67 and is located within a Central Business (CB) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.1, 9.2, 9.3, Table 1 and Table 3. Representative: Peter Zahka, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAMay2022">https://bit.ly/ZBAMay2022</a></p>
	<p><b>725 Providence Highway – Federal Realty Investment Trust</b>  Requests a Special Permit to modify previous Zoning Board of Appeals decision dated February 16, 2022 to increase total seating capacity of restaurant (interior and exterior) from previously approved 60 seats to 88 seats. The +/- 792,745 sq. ft. subject property is located at 725 Providence Highway, Map 122 Lot 1 and is located within a Highway Business (HB) Zoning District. <i>Town of Dedham Zoning Bylaw Section Table 1 and 2. Representative: Keith P. Hampe, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAMay2022">https://bit.ly/ZBAMay2022</a></p>
	<p><b>47 Pratt Street – James &amp; Diane McLeish</b>  Request for an additional six (6) month extension to exercise July 22, 2020 ZBA approval and variances granted. <i>Representative: Peter A. Zhaka, II, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAMay2022">https://bit.ly/ZBAMay2022</a></p>
	<p><b>*ZBA Re-Organization</b>  Discussion and/or approval of new Chair and Vice Chair</p>
	<p><b>Meeting Minutes</b>  Review &amp; approval of meeting minutes for April 20, 2022.</p> <p><b>Project Documents</b>  <a href="https://bit.ly/ZBAMay2022">https://bit.ly/ZBAMay2022</a></p>
	<p><b>Old/New Business</b>  <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>