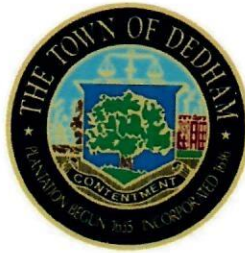


ZONING BOARD MEMBERS

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TOWN OF DEDHAM
ZONING BOARD OF APPEALS
DECISION

Applicant: Sheila Lawrence
Property Address: 53 Massachusetts Avenue, Dedham, MA
Property Owner: Same
Property Owner Address: Same
Applicant Representative: Sheila Lawrence

Legal Notice: The applicant seeks to be allowed such Special Permits and/or variances as required for a 2'6" front yard setback instead of the required 20 feet to construct a roof over the front door for protection against the weather
Section of Zoning Bylaw: Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements

Zoning District, Map and Lot: General Residence, Map 24, Lot 41
Date of Application: February 8, 2017
Date of Public Hearing: March 15, 2017
Date of Decision: March 15, 2017
Vote: 5-0, unanimous approval
Voting Members: James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, Jason L. Mammone, P.E., Jared F. Nokes, J.D.

Date Filed with Town Clerk: **MARCH 23, 2017**

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts, held public hearings on Wednesday, March 15, 2017, in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, James F. McGrail, Esq., Chairman, J. Gregory Jacobsen, Vice Chairman, Scott M. Steeves, and Jason L. Mammone, P.E. In the absence of Member E. Patrick Maguire, MLA, RLA, CLARB, LEED AP, Mr. McGrail appointed Associate Member Jared F. Nokes, J.D., to sit in his stead. The hearings were duly advertised for this meeting of the ZBA in accordance with the requirements of MGL Chapter 40A, Section 11. Legal ads were placed for two

consecutive weeks in *The Dedham Times*. In addition, abutters within 300 feet of the property in question received notification of the hearings, and notification regarding each hearing was sent to the neighboring towns (Boston, Needham, Canton, and Westwood).

At 7:00 p.m., the Chairman called for the hearing on the appeal of Sheila Lawrence, 53 Massachusetts Avenue, Dedham, MA, to be allowed such Special Permits and/or variances as required for a 2'6" front yard setback instead of the required 20 feet to construct a roof over the front door for protection against the weather. The property is located in the General Residence zoning district. *Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements*

The Applicant represented herself. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference. The minutes from the hearing are the primary source of evidence and is incorporated herein by reference. At the hearing, the Applicant was afforded an opportunity to make a full presentation.

The Applicant had submitted an application for such Special Permits and/or variances on February 8, 2017. This included:

1. Zoning Board of Appeals application
2. Signatures in support from:

Neil Cronin	47 Massachusetts Avenue
Patricia Cronin	47 Massachusetts Avenue
Bill Skerry	42 Massachusetts Avenue
Jean Fassett	64 Massachusetts Avenue
Chris Lehner	55 Massachusetts Avenue
Maija Priede	48 Massachusetts Avenue
Kenan Krug	41 Massachusetts Avenue
Sean Farr	52 Massachusetts Avenue
Eileen Conroy	60 Massachusetts Avenue
J. Florek	56 Massachusetts Avenue
Lauren Winter	61 Massachusetts Avenue
3. Photographs of existing conditions
4. Certified plot plan prepared by Timothy R. Bennett, Bennett Engineering, P.O. Box 297, Sagamore Beach, MA 02562
5. Renderings of proposed changes

The subject property is known and numbered as 53 Massachusetts Avenue, Dedham, MA, and is shown on Dedham Assessors' Map 24 Lot 41. The certified plot plan indicates that the Subject Property contains 11,236 square feet of land and has 45 feet of frontage. According to the Dedham Zoning Map, the Subject Property is located in the General Residence zoning district.

Currently, the property is occupied by a single family dwelling. According to the records maintained by the Dedham Board of Assessors, the dwelling was constructed in 1915.

Ms. Lawrence is seeking a Special Permit/variance to construct a chevron-shaped roof over her front door. The front porch roof itself is flat, and provides no protection against the weather. The house is right at the edge of Massachusetts Avenue, and has very little front yard setback. The Board had no questions. The Applicant presented a petition from eleven neighbors who were in support of her petition as noted above.

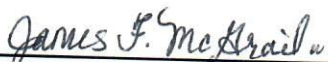
On a motion made by Scott M. Steeves and seconded by J. Gregory Jacobsen, the Zoning Board of Appeals voted unanimously to allow such Special Permits and/or variances as required for a 2'6" front yard setback instead of the required 20 feet to construct a roof over the front door for protection against the weather.

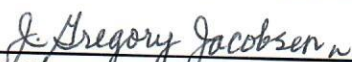
The Board was of the opinion that the Applicant meets the requirements of MGL Chapter 40A, Section 10, specifically that the Applicant would incur a hardship if the variance was not granted. There is no detriment to the public good or derogation in the intent of purpose of the bylaw. In granting of said variance, the ZBA finds that, after consideration of the criteria Dedham Zoning By-Law, the adverse effects of the Applicant's proposal will not outweigh its beneficial impacts on the Town and neighborhood and will not be substantially more detrimental to the neighborhood.

The Applicant was advised that, in accordance with MGL Chapter 40A, Section 11, no variance shall take effect until the Town Clerk certifies a copy of the decision stating that 20 days have elapsed since the decision was filed with that office, and that no appeal has been filed within such time. The decision must then be recorded in the Norfolk Registry of Deeds, or the land Registration Office of Norfolk County.

Dated: March 15, 2017

Attest, by the Zoning Board of Appeals:


James F. McGrail, Esq., Chairman


J. Gregory Jacobsen, Vice Chairman

Scott M. Steeves
Scott M. Steeves

Jason L. Mammone
Jason L. Mammone, P.E.

Jared F. Nokes
Jared F. Nokes, J.D.

Attest, by the Administrative Assistant:

Susan N. Webster
Susan N. Webster