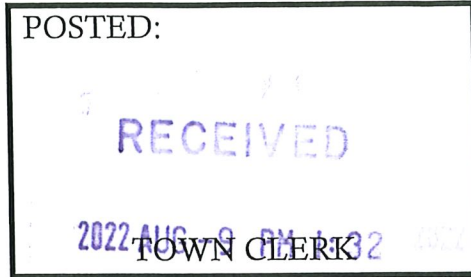


TOWN OF DEDHAM

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:	Dedham Town Hall 450 Washington Street O'Brien Meeting Room, 3 rd Floor Comments & Questions jdoherly@dedham-ma.gov 781-794-9240
Day, Date, Time:	Wednesday, August 17, 2022, 7:00 pm
Submitted by:	Jennifer Doherty

AGENDA

7:00 pm	140 Providence Highway – Frank Gawdun c/o Chick-Fil-A Requests a Variance for a free-standing drive-thru canopy with a rear yard setback of +/- 16.4 ft. (25 ft. required). The +/- 61,150 sq. ft. subject property is located at 140 Providence Highway, Map 57 Lot 4A and is located within a Highway Business (HB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3, 9.2, 9.3 and Table 2.</i> Project Documents https://bit.ly/August2022DedhamZBA
	27 Guild Road – John Nykuist and Clay Reeder Request for a Special Permit to construct a two-story +/- 747 sq. ft. detached accessory dwelling unit. The +/- 32,700 sq. ft. subject property is located at 27 Guild Road, Map 90 Lot 45 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3, 7.7, 9.2, 9.3, and Table 2.</i> Project Documents https://bit.ly/August2022DedhamZBA
	4 Newcourt Lane – Zachary R. Blume and Elizabeth Young Blume Request for a Special Permit and/or Variance to construct a two-story addition to a pre-existing nonconforming single-family dwelling; existing dwelling is pre-existing nonconforming with regard to the rear yard setback (12.5 ft. existing, 15.4 ft. proposed, and 20 ft. required). The +/- 39,861 sq. ft. subject property is located at 4 Newcourt Lane, Map 107 Lot 91 and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3, 9.2, 9.3, and Table 2. Representative: Peter A. Zahka, Esq.</i> Project Documents https://bit.ly/August2022DedhamZBA

38 Arbor Lane – Jessamine Wigfall

Request for a Special Permit for an +/- 625 sq. ft. attached accessory dwelling unit and waiver from accessory dwelling unit requirement for the minimum lot size area requirement (13,750 sq. ft. required, 7,450 sq. ft. provided). The +/- 7,450 sq. ft. subject property is located at 38 Arbor Lane, Map 24 Lot 71 and is located General Residence (GR) Zoning District. *Town of Dedham Zoning Bylaw Section 3.3, 7.7, 9.2, 9.3, and Table 2.*

Project Documents

<https://bit.ly/August2022DedhamZBA>

15 Belknap Street – Michelina Petruzzello and Iva C. Conte, Co-Trustee of the Belknap Street

Request for Special Permits and/or Variances to demolish two (2) existing two-family dwellings and construct two (2) new, two-family dwellings; existing dwelling (front) is pre-existing nonconforming with regard to the front yard setback (10 ft. existing, 25.5 ft. proposed, and 25 ft. required) and left side yard setback (8 ft. existing, 11 ft. proposed, and 10 ft. required). The +/- 16,489 sq. ft. subject property is located at 15 Belknap Street, Map 79 Lot 34 and is located within a Single Residence B (SRB) Zoning District. *Town of Dedham Zoning Bylaw Section 3.3, 9.2, 9.3, and Table 2. Representative: Peter A. Zahka, Esq.*

Project Documents

<https://bit.ly/August2022DedhamZBA>

24 Mills Street – Thomas and Hope Johnson

Request for Special Permits and/or Variances as required to maintain an existing single-family dwelling on a lot (Lots 8B and 9) with an area of 8,700 sq. ft. (12,500 sq. ft. required) and a front yard setback of 14.1 ft. (25 ft. required), and for the construction of a new single-family dwelling on a lot (Lots 10 and 11) with an area of 10,800 sq. ft. (12,500 sq. ft. required) and frontage and lot width of 90 ft. (95 ft.) required, or for a determination that said lots are protected building lots and zoning relief is not required. The +/- 19,800 sq. ft. subject property is located at 24 Mills Street, Map 138 Lot 100 and is located within a Single Residence B (SRB) Zoning District. *Town of Dedham Zoning Bylaw Section 3.3, 4.5, 9.2, 9.3, and Table 2. Representative: Peter A. Zahka, Esq.*

Project Documents

<https://bit.ly/August2022DedhamZBA>

600 Providence Highway – Commonwealth Behavioral Health, LLC

Request for a Special Permit for a proposed +/- 6,400 sq. ft. Substance Abuse Treatment Clinic. The +/- 39,861 sq. ft. subject property is located at 600 Providence Highway, Map 123 Lot 16 and is located within a Highway Business (HB) Zoning District. *Town of Dedham Bylaw Section 3.1, 6.6, 9.2, 9.3 and Table 1.*

Project Documents

<https://bit.ly/August2022DedhamZBA>

Proposed Restaurant Zoning Amendment

Discussion of potential zoning amendment for restaurants for Fall 2022 Town Meeting.
Staff: Jeremy Rosenberger, Planning Director

Project Documents

<https://bit.ly/August2022DedhamZBA>

Meeting Minutes

Review & approval of meeting minutes for July 20, 2022

Project Documents

<https://bit.ly/August2022DedhamZBA>

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.