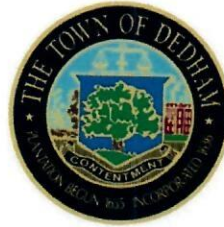


James F. McGrail, Esq., Chairman
J. Gregory Jacobsen, Vice Chairman
Scott M. Steeves
E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®
Jason L. Mammone, P.E.

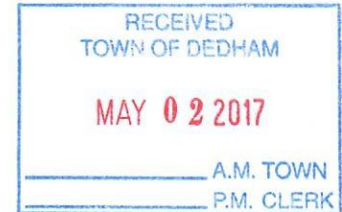
Jessica L. Porter, Associate Member
Jared F. Nokes, J.D., Associate Member



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Susan Webster
Administrative Assistant
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TOWN OF DEDHAM ZONING BOARD OF APPEALS DECISION



Applicant: Josephine (Jody) Angevin
Property Address: 67 Chestnut Street, Dedham, MA
Property Owner: Same
Property Owner Address: Same
Applicant Representative: Christopher Cabot

Legal Notice: The applicant seeks to be allowed a Special Permit for an 8.2 foot side yard setback instead of the required 10 feet to construction a one-story addition consisting of a bedroom, bathroom, and laundry room.
Town of Dedham Zoning Bylaw Section 4.1 Table of Dimensional Requirements

Section of Zoning Bylaw:

Zoning District, Map and Lot: Single Residence B, Map 106, Lot 10
Date of Application: March 17, 2017
Date of Public Hearing: April 19, 2017
Date of Decision: April 19, 2017
Vote: 5-0, unanimous approval
Voting Members: James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, Jason L. Mammone, P.E., Jessica L. Porter

Date Filed with Town Clerk: **May 2, 2017**

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held a public hearing on Wednesday, April 19, 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 Jessica L. Porter, 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 and the Town of Dedham Zoning Bylaw. 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 7:06 p.m., the Chairman called for the hearing on the petition of Josephine (Jody) Angevin, 67 Chestnut Street, Dedham, MA, to be allowed a Special Permit for an 8.2 foot side yard setback instead of the required 10 feet to construction a one-story addition consisting of a bedroom, bathroom, and laundry room. *Town of Dedham Zoning Bylaw Section 4.1 Table of Dimensional Requirements*

The Applicant had submitted an Application for a Special Permit on February 28, 2017. This included:

- Zoning Board of Appeals application
- Petition in support of the proposal signed by Monica Caine, 57 Chestnut Street, Dedham, MA, and Alexandra Jump, 72 Chestnut Street, Dedham, MA
- Photographs of existing conditions
- Certified plot plan and elevations prepared by Bradley Simonelli, P.E., Field Resources, Inc., 281 Chestnut Street, Needham, MA

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

The subject property is known and numbered as 67 Chestnut Street, Dedham, MA, and is shown on Dedham Assessors' Map 106, Lot 10. The certified plot plan indicates that the Subject Property contains 21,084 square feet of land and has 134.75 feet of frontage. According to the Dedham Zoning Map, the front of Subject Property is located in the Single Residence B 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 1856.

Mr. Cabot explained that the Applicant wishes to take down a two-story addition and construct a one-story addition that will be used as a bedroom, bathroom, and laundry room. The house is already very close to the property line. The addition will come out in the same direction, but will be a little longer than the existing addition. There will be no change in setback. The Applicant presented a petition in support of the addition signed by Monica Caine, 57 Chestnut Street, and Alexandra Jump, 72 Chestnut Street. No one in the audience spoke in favor or against the petition.

On a motion made by Scott M. Steeves and seconded by J. Gregory Jacobsen, the Zoning Board of Appeals voted unanimously, 5-0, to approve a Special Permit for an 8.2 foot side yard setback instead of the required 10 feet to construct a one-story addition consisting of a bedroom, bathroom, and laundry room.

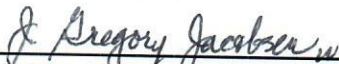
In granting of said special permit, the ZBA finds that the Applicant has satisfied the conditions of Section 4.1 of the Dedham Zoning By-Law. In addition, the ZBA finds that the adverse effects of the Applicant's proposal will not outweigh its beneficial impacts on the Town and neighborhood and will not be substantially more detrimental to the neighborhood.

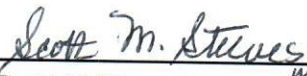
The Applicant is advised that, in accordance with MGL Chapter 40A, Section 11, no special permit shall take effect until a copy of this decision bearing the certification of the Dedham Town Clerk that twenty days have elapsed after the decision has been filed with the Dedham Town Clerk and no appeal has been filed or that an appeal has been filed within such time shall be recorded in the Norfolk County Registry of Deeds or the Land Registration Office of Norfolk County.

Date: April 19, 2017

Attest by the Zoning Board of Appeals:


James F. McGrail, Esq., Chairman


J. Gregory Jacobsen, Vice Chairman


Scott M. Steeves

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

Jessica L. Porter
Jessica L. Porter

Attest by the Administrative Assistant:

Susan N. Webster
Susan N. Webster