



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 Room, 3rd Floor Comments & Questions jrosenberger@dedham-ma.gov 781-794-9240
Day, Date, Time:	Wednesday, April 19, 2023, 7:00 p.m.
Submitted by:	Michelle Tinger

AGENDA

7:00 pm	780 Washington Street – David H. Dalzell and Kathleen D. Dalzell Trustees Requests a Special Permit for a +/- 17 ft maximum retaining wall (4 feet allowed). The +/- 323,141 sq. ft. subject property is located at 780 Washington Street (known as 835 Providence Highway) and is within the General Residence (GR), Singles Residence B (SRB), and Research Development & Office (RDO) Zoning Districts and the Wireless Overlay District. <i>Town of Dedham Zoning Bylaw Section 280-4.4, 6.5, 9.2, 9.3, and Table 2.</i> <i>Representative Peter A. Zahka, II, Esq.</i> Project Documents https://bit.ly/April2023DedhamZBA
	84 Glenridge Road – Sam and Leslie Griesmer Request a Special Permit for an attached accessory dwelling unit with +/- 2,596.05 gross sq. ft. and +/- 1,291 sq. ft. net living area. Additionally, the Applicants are requesting a waiver from the accessory dwelling unit provisions to allow for a total area exceeding the maximum allowable 1,000 sq. ft. or 33%. The +/- 51,325 sq. ft. subject property is located at 84 Glenridge Road, Dedham, MA, Map/Lot 88/15, and is within a Single Residence A (SRA) Zoning District. Town of Dedham Sections 4, 7.7, 9.2, and 9.3 Project Documents https://bit.ly/April2023DedhamZBA
	152 Sprague Street – John and Helena Reilly Request a Variance and or Special Permit for the addition of a +/- 416 sq. ft. dormer on the second floor; proposed addition would intensify, but not increase the pre-existing nonconforming left side yard setback (+/- 5.6 ft. existing, 10 ft. required) The +/- 4,602 sq. ft. subject property is located at 152 Sprague Street, Dedham, MA, Map/Lot 168/65,

	<p>and is located within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Sections 280-9.2, 9.3, and Table 2</i></p> <p>Project Documents https://bit.ly/April2023DedhamZBA</p>
	<p>530 Providence Highway – Frank N. Gobbi Requests a Special Permit for the construction and maintenance of retaining walls with a height of approximately 13.5 ft (4 ft. allowed). The +/-63,162 sq. ft. subject property is located at 530 Providence Highway and is within the Highway Business (HB) Zoning District and the Wireless Overlay District. Town of Dedham Zoning Bylaw Section 280-6.5.2, 9.2 and 9.3. Representative: Peter A Zahka, II, Esq.</p> <p>Project Documents https://bit.ly/April2023DedhamZBA</p>
	<p>18 Gainsville Road – Clarisse St. Hubert Requests a Special Permit and/or Variance for a +/-362 sq. ft. addition on the second floor; proposed addition would intensify, but not increase the pre-existing nonconforming front yard setback (+/- 8.8 ft. existing, 20 ft. required) The +/- 12,226 sq. ft. subject property is located at 18 Gainsville Road, Dedham, MA, Map/Lot 169/48 and is located within the General Residence (GR) Zoning District and the Aquifer Protection Overlay District (APOD). Town of Dedham Sections 280-8.2 and Table 2</p> <p>Project Documents https://bit.ly/April2023DedhamZBA</p>
	<p>Meeting Minutes Review & approval of meeting minutes for March 15, 2023.</p> <p>Project Documents https://bit.ly/MarchDedhamZBA2023</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>