



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 Room, 3<sup>rd</sup> Floor</b>  <b>Comments &amp; Questions</b> <a href="mailto:jrosenberger@dedham-ma.gov">jrosenberger@dedham-ma.gov</a> 781-794-9240
<b>Day, Date, Time:</b>	Wednesday, May 17, 2023, 7:00 p.m.
<b>Submitted by:</b>	Michelle Tinger

## AGENDA

<b>7:00 p.m.</b>	<b>18 Gainsville Road – Clarisse St. Hubert (Continued from 4.19.23)</b> 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). <i>Town of Dedham Zoning By-Law Section 280-8.2 and Table 2.</i>  <b>Project Documents</b> <a href="https://bit.ly/April2023DedhamZBA">https://bit.ly/April2023DedhamZBA</a>
	<b>95 Eastern Avenue – WBR, LLC &amp; Pisces3 Qualified Opportunity Fund, LLC</b> Requesting Variances to exceed the allowable building height (68.5 ft. proposed, 45 ft. max. allowed), number of stories (6 stories proposed, 4 stories allowed), and to exceed the allowable Floor Area Ratio (21.74 proposed, .35 max. allowed) to construct a six (6) story, 120 room hotel. Applicant's previous variances granted by the Zoning Board of Appeals on 7/21/21 have lapsed pursuant to M.G.L. Chapter 40A, Section 10. The +/- 2.82-acre subject property is located at 95 Eastern Avenue, Dedham MA, Assessors Map/Lot 123-16, and is located within a Highway Business (HB) Zoning District and Flood Plain Overlay District (FPOD). <i>Town of Dedham Zoning By-Law Section 4.1, 4.2, 9.2, 9.3, 9.4, 9.5, and Table 2. Representative: Kevin Hampe, Esq.</i>  <b>Project Documents</b> <a href="https://bit.ly/May2023DedhamZBA">https://bit.ly/May2023DedhamZBA</a>
	<b>26 Azalea Circle – Erika O'Donnell</b>

	<p>Requests a Variance for the addition of a rear screened porch with a rear yard setback of 10.5 ft. (20 ft. required). The +/- 13,641 sq. ft. subject property is located at 26 Azalea Circle, Dedham, MA, Map/Lot 168/153 and is located within the Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 280-9.2, 9.3, and Table 2.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/May2023DedhamZBA">https://bit.ly/May2023DedhamZBA</a></p>
	<p><b>63 Avery Street – John and Dorothy Guidone</b>  Requests a Variance and/or Special Permit for the addition of a mudroom and bathroom connecting the single-family house to the garage with a rear yard setback of 5.3 ft. (20 ft. required). The +/- 6,832 sq. ft. subject property is located at 63 Avery Street, Dedham, MA, Map/Lot 109-30 and is located within the General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 280-9.2, 9.3, and Table 2.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/May2023DedhamZBA">https://bit.ly/May2023DedhamZBA</a></p>
	<p><b>43 Barrows Street – Daniel P. Whoriskey</b>  Requests a Special Permit and/or Variance for the division of a lot bifurcated by the General Residence (GR) and Single Residence B (SRB) Zoning Districts with 20,489 sq. ft. of land and 100 ft. of frontage into two (2) lots and for the construction of a single-family dwelling to be constructed thereon with side yard setbacks of 11 ft. which extends approximately 33 ft. into the SRB Zoning District and one (1) lot with area of 10,228 sq. ft. and lot frontage and width of 50 ft. with a single-family dwelling to be constructed thereon with side yard setbacks of 11 feet which extends approximately 33 feet into the SRB Zoning District. The +/- 20,493 sq. ft. subject property is located at 43 Barrows Street, Dedham, MA, Map/Lot 110/46 and is located within the Single Residence B (SRB) and General Residence (GR) Zoning Districts. <i>Town of Dedham Zoning Bylaw Sections 280-2.1, 3.1, 4.1, 9.2, 9.3 and Table 1 and 2. Representative: Peter A. Zahka, II, Esq.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/May2023DedhamZBA">https://bit.ly/May2023DedhamZBA</a></p>
	<p><b>47 Corbett Avenue – Steve B. and Jacob D. Lipton</b>  Request Special Permits and/or Variances required for the demolition of an existing single-family dwelling and the construction of a new two-family dwelling on a lot with +/- 9,583 sq. ft. (11,000 sq. ft. required) and which will have a lot coverage of 33% (30% allowed). The +/- 9,583 sq. ft. subject property is located at 47 Corbett Avenue, Dedham, MA, Map/Lot 56/22 and is located within the General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 280-3.1, 4.1, 9.2, 9.3, Table 1, and Table 2.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/May2023DedhamZBA">https://bit.ly/May2023DedhamZBA</a></p>
	<p><b>820 Providence Highway – Dedham Real Estate Development</b>  Requests a Special Permit for the outdoor storage of up to 150 motor vehicles at the subject property. The +/- 13,641 sq. ft. subject property is located at 820 Providence Highway, Dedham, MA, Map/Lot 130/20 and is located within the Highway Business (HB) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 280-5.3(B), 9.2, 9.3, and Table 2. Representative: Peter A. Zahka, II, Esq.</i></p>

	<p><b>Project Documents</b>  <a href="https://bit.ly/May2023DedhamZBA">https://bit.ly/May2023DedhamZBA</a></p>
	<p><b>24 Spruce Street – Michael and Felicia Wessenberg</b>  Requests a Variance and/or Special Permit to allow a distance of 8.6 feet between proposed addition and existing garage of 8.6 feet (10 ft. required). The +/- 9,507 sq. ft. subject property is located at 24 Spruce Street, Dedham, MA, Map/Lot 108/90 and is located within the Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 280-9.2, 9.3, and Table 2.</i></p> <p><b>Project Documents</b>  <a href="https://bit.ly/May2023DedhamZBA">https://bit.ly/May2023DedhamZBA</a></p>
	<p><b>Meeting Minutes</b>  Review &amp; approval of meeting minutes for April 19, 2023.</p> <p><b>Project Documents</b>  <a href="https://bit.ly/May2023DedhamZBA">https://bit.ly/May2023DedhamZBA</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>