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|  | TOWN OF DEDHAM **MEETING**  **NOTICE** | POSTED:  TOWN CLERK |

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. Ch. 30A, SECTION 20 AS AMENDED.

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| Board or Committee: | Zoning Board of Appeals |
| Location: | Lower Conference Room |
| Day, Date, Time: | Wednesday, June 21, 2017, 7:00 p.m. |
| Submitted By: | Susan Webster, Administrative Assistant |
| Date: | May 26, 2017 |

**AGENDA:**

***NOTE:*** *Times noted for each agenda item are approximate and subject to change. No public hearing item will begin before the start time assigned to it, and it may in fact begin later than the time scheduled.*

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| 7:00 p.m. | **Mollie Blundell Moran and Charles Edward King as authorized by Cynthia and Charles Silbert for the Estate of Charles Korb, 25 Boathouse Lane, VAR-03-15-1949:** To be allowed an extension of a Special Permit, which was approved on June 18, 2015, to construct a single family dwelling on a previously developed lot, of which approximately 80% is I the Flood Plain Overlay District. *Town of Dedham Zoning Bylaw Section 8.1.5 Flood Plain Overlay District, Procedures, Section 9.2 Board of Appeal, and Section 9.3 Special Permits* |
| 7:05 p.m. | **Dennis Cunningham, 40 Riverside Drive, VAR-05-17-2232:** To be allowed a side yard setback of 5.5 feet instead of the required 10 feet, a side yard setback of 9.2 feet instead of the required 20 feet, a front yard setback of 16.4 feet instead of the required 20 feet, and a rear yard setback of 16.2 feet instead of the required 20 feet to construct a second floor on his dwelling to accommodate his growing family. *Town of Dedham Zoning Bylaw* *Section 4.1, Table of Dimensional Requirements* |
| 7:10 p.m. | **James W. Devaney, Trustee of J & J Devaney Trust, 111 River Street, VAR-05-17-2233:** To be allowed such Special Permits and/or variances as required for the removal of four (4) underground fuel storage tanks with a total capacity of 92,000 gallons and the installation of three (3) new underground fuel storage tanks with a capacity of 76,000 gallons and related pipes and apparatus which will be approximately three (3) feet from the rear property line and approximately 14 feet from the side property line at an inland fuel terminal (i.e., a change, alteration, extension, or reconstruction of a pre-existing nonconforming use and structures) in the LMA zoning district. *Town of Dedham Zoning Bylaw Sections 3.3.2 Nonconforming Uses, 3.3.3 Nonconforming Structures, 9.3 Special Permits, 3.3.4 Variances, and Table 2* |
| 7:15 p.m. | **William McCaig, Sr., 25 Trimount Street, VAR-05-17-2234:** To be allowed a rear yard setback of 11 feet instead of the allowed 20 feet to enlarge and square off the kitchen area. *Town of Dedham Zoning Bylaw Section 4.1 Table of Dimensional Requirements* |
| 7:20 p.m. | **Fadi Fares, 105 Rustcraft Road, VAR-05-17-2235:** To be allowed such Special Permits or variances as required to modify, alter, or extend a pre-existing nonconforming single family dwelling on a pre-existing nonconforming lot for purposes of constructing an addition which will have a rear yard setback of 12 feet instead of the required 15 feet, and a front yard setback of 24 feet instead of the required 25 feet. *Town of Dedham Zoning Bylaw Sections 3.3.2, 3.3.5 Nonconforming Single and Two Family Residential Structures, 4.3.2 Special Setback and Yard Exception, 4.3.2 Special Permit, 9.3 Special Permits, 3.3.4 Variances, and Table 2* |
| 7:25 p.m. | **Olga Magomegova, 66 Ware Street**, **VAR-04-17-2224:** To be allowed a Special Permit to convert a single family dwelling with an in-law apartment to a two-family dwelling. *Town of Dedham Zoning Bylaw Section 7-2, 9-3, and MGLA Ch. 40A, Section 9* ***Continued from 5/17/17*** |
| 7:35 p.m. | **Panera, 725 Providence Highway, VAR-05-17-2237:** To be allowed waivers from Dedham Sign Code for four (4) signs mounted above the roofline on the northeast wall of the building, three (3) signs mounted above the roofline on the southeast wall of the building, and five (5) additional free-standing signs on the property, over the present amount of existing free-standing signs, i.e., a preview board for the drive thru, a speaker canopy, a menu board, a *Do Not Enter* sign, and a *Thank You* sign. *Town of Dedham Sign Code Section 237-19E and Section 237 Attachment 2* |
| 7:40 p.m. | **Dedham Retail Realty Ventures Nominee Trust, 865-875 Providence Highway, VAR-05-17-2238:** To be allowed a waiver from the Town of Dedham Sign Code to add window graphics and a screen for Red Wing Shoes and Starbucks Coffee, respectively, which will result in wall signs (inclusive of window signs) in excess of 5% of wall area, window signs in excess of 25% of window area, and maximum allowable signage on a lot on a major highway in the RDO zoning district. Per the Town of Dedham Sign Code, the property is allowed 696 square feet of exterior signage based on 348 linear feet of frontage on Providence Highway. Currently the property has used 535 square feet of exterior signage consisting of a 48 square feet free-standing sign and 487 square feet of wall signs, with 161 square feet allotted for the remaining vacant space. The Applicant is seeking an additional 531 square feet of signage in order to cover the windows looking into the stock rooms and back of house operations for Red Wing Shoes and Starbucks Coffee, and protect the remaining 161 square feet of exterior signage for a future tenant. This would bring the total sign area at the property to 1,216 square feet, consisting of 48 square feet for a free-standing sign and 1,116 square feet of wall signs (including the window signs and the 161 square feet reserved for a future tenant. The property is located at 855-875 Providence Highway, Dedham, MA, and is in the Research, Development, and Office Zoning District. *Town of Dedham Sign Code Section 237-19E and 237 Attachment 3, Table 2*. |
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| 7:45 p.m. | **Jose Santana, 11 Fresno Road, VAR-05-17-2239:** To be allowed a variance for a side yard setback of 9 feet instead the required 10 feet, and a 9 foot, 7 inch side yard setback instead of the required 10 feet to construct a two-story addition for a dining room on the first floor, and a bathroom and bedroom on the second floor. *Town of Dedham Zoning Bylaw Section 4.1 Table of Dimensional Requirements* |
| 7:50 p.m. | **Mary Reynolds, 301 Mt. Vernon Street, VAR-05-17-2240:** To be allowed an 8 foot, 9 inch space between her garage and her single family dwelling instead of 10 feet to replace an existing porch with a two-story addition for a mudroom on the first floor and a bedroom on the second floor. *Town of Dedham Zoning Bylaw Section 4.1 Table of Dimensional Requirements* |
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|  | **Old/New Business\***   * Review of Minutes, 5/17/17   **\***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. |