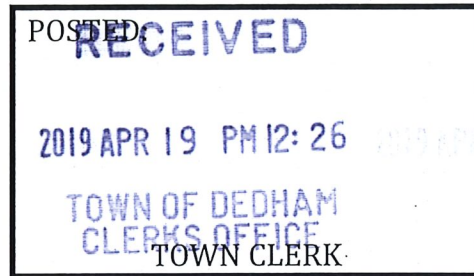


TOWN OF DEDHAM

MEETING NOTICE



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

Board or Committee:	Zoning Board of Appeals
Location:	Town Hall, Lower Conference Room
Day, Date, Time:	Wednesday, April 24, 2019
Submitted By:	Jennifer Doherty, Administrative Assistant
Date:	Friday, April 19, 2019

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.

7:00 p.m. 230 SPRAGUE STREET – CONTINUANCE FROM March 20, 2019, Applicant, Hub Development, LLC, of 20 Milton Street, Dedham, seeks to be allowed a special permit in accordance with section 3.3.7 of the Dedham Zoning By-Laws, to voluntarily demolish the existing nonconforming structure on Lot 340 and to construct a new single family dwelling to be located on the lot in an area other than on the original footprint of the existing structure and to be allowed to exceed the volume and area of the nonconforming structure. The Applicant also seeks to be allowed variance to build a single family dwelling on the adjacent LOT 339 which has a lot area of 10,734 square feet instead of 12,500 square feet and having a frontage of 50.07 feet instead of the 95 feet in a Single Residence B Zone (SRB). *Town of Dedham Bylaw Section 3.3.7, Section 4.0 and Section 9.2.1 of the Town of Dedham Zoning By-Laws and MGLA CH. 40A Sec.10 and MGLA CH.40A Sec.9.*

11 FRESNO ROAD – Withdrawn

7:05 p.m. 12 HIGHROCK AVE – Applicant Arlene Roberts seeks to be allowed a variance for a side yard setback of 5 feet instead of the required 10 feet. Applicant originally thought requirement was 15 feet, however because the house was built prior to 1989 the setback requirement is 10 feet. The property is located in the Single Residence B Zoning District (SRB), Town of Dedham Zoning By-law Section 4.1, Table 2.

7:10 p.m. 94 DEDHAM BOULEVARD – Applicant 94 Dedham Boulevard, LLC of 36 Blue Hills Drive, Westwood, MA seeks to be allowed a variance for a proposed lot at 94 Dedham Boulevard having 60.01 ft. frontage instead of the required 95 ft; lot area of 7,363 square feet instead of the required 12,500 square feet, and lot width of 60.01 ft. instead of the required 95 ft.; and side yard of 10 ft. instead of the required 15 ft. The property is located at 94 Dedham Boulevard, Dedham, MA, Map 98, Lot 4 and is in the Single Residence B zoning District. *Town of Dedham Zoning Bylaw Section 4.1, Table 2 – Table of Dimensional Requirements.* Attorney Edward J. Richardson representing

7:15 p.m. **108 & 122 GARFIELD ROAD – Applicant 94 Dedham Boulevard, LLC of 36 Blue Hills Drive, Westwood, MA** seeks to be allowed a variance for a proposed lot between 108 and 122 Garfield Road having frontage of 60,000 feet rather than the require 95 feet; lot area of 7,363 Square feet rather than the required 12,500 square feet; lot width of 60 feet rather than the required 95 feet; and side yard of 10 feet rather than the required 15 feet required in Single Residence B District. The property is located between 108 and 122 Garfield Road, Dedham, MA, and is in the Single Residence B Zoning District. *Town of Dedham Zoning Bylaw Section 4.1, Table 2 – Table of Dimensional Requirements.* Attorney Edward J. Richardson representing

7:20 p.m. **143 TAYLOR AVE – Applicants Erin and John Martin** request to be granted a Special Permit to be allowed to construct a new second floor over the existing house footprint which is 6 feet from the left property line instead of the required 10 feet, and 23 feet at the left front corner from the front property line instead of the required 25 feet. The property is located at 143 Taylor Ave, Dedham, MA in the Single Residence B Zoning District. *Town of Dedham Zoning Bylaw Section 3.35.d Non-conforming single and two family residences, Section 4.32 Special Permit, Section 9.3 Special Permit, and Table 2 Dimensional Requirements.*

Minutes from March 20, 2019

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.