



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:	<p>Remote Participation: Video & Tele-Conference</p> <p><u>Via Computer/Phone/Tablet (via Zoom)</u> https://zoom.us/j/91970020615</p> <p><u>Telephone (Audio Only)</u> 1-646-558-8656, Webinar ID: 919 7002 0615</p> <p><u>Watch & Participate on Facebook</u> https://www.facebook.com/Dedham-MA-Planning-Zoning-102768344683729/</p> <p><u>Watch on Dedham TV</u> Visit www.dedhamtv.com to watch online or find your local TV channels</p> <p><u>Comments/Questions/Technical Assistance</u> jdoherthy@dedham-ma.gov 781-794-9240</p> <p><i>New to Virtual Meetings? Please view Planning & Zoning Department's remote participation policy & procedures: bit.ly/PZVirtualMeetings</i></p>
Day, Date, Time:	Wednesday, May 19, 2021, 7:00 pm
Submitted By:	Jennifer Doherty, Administrative Assistant

AGENDA (*Amended 5/12/21)

7:00 pm	<p>98 Quincy Avenue – Inga Yaghubyan Request for a Special Permit for a Family Day Care (large). The +/- 7,515 sq. ft. property is located at 98 Quincy Avenue, Dedham, MA, Map/Lot 142-179, and is within the General Residence (GR) Zoning District. <i>Town of Dedham Bylaw Sections 3.1, 9.2, 9.3, and Table 1.</i> <i>Continued from 1.20.21 and request to continue to 6.16.21</i></p> <p>Project Documents https://www.dropbox.com/sh/pqyabzosre5stql/AABXXYrnruLd--17Hb3NwoaGa?dl=0</p>
	<p>63 Colonial Drive – Lyndemberg Duque Request for a Variance to construct a +/- 2,900 sq. ft. single family dwelling; proposed dwelling would not meet the required front yard setback (10.5 ft. provided, 25 ft. required). The +/- 6,325 sq. ft. property is located at 63 Colonial Drive, Dedham MA, Map 79, Lot 129, and is within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Bylaw Section 4.5, 9.2, 9.3 and Table 2.</i> <i>Continued from 4.21.21</i></p>

	<p>Project Documents http://bit.ly/Feb2021DedhamZBA</p>
	<p>87 Border Street – Thomas Rowlings Request for Variance to construct a detached 2-car garage; proposed project would provide a side yard setback of 4 ft. (10 ft. required) and space between buildings of 9 ft. (10 ft. required). The +/- 13,460 sq. ft. subject property is located at 87 Border Street, Dedham, MA, Map/Lot 142-171, and is within a General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.3, 9.2, 9.3 and Table 2. Continued from 4.21.21</i></p> <p>Project Documents http://bit.ly/April2021DedhamZBA</p>
	<p>121 Whiting Ave – Saimir Berberaj Request for a Special Permit for additions to a covered porch that would intensify the preexisting nonconforming front yard setback (11.15 ft provided; 25 ft required). The +/- 10,101 sq. ft. subject property is located at 121 Whiting Avenue, Dedham, MA, Map/Lot 111-16 and is within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Bylaw Section 3.1, 9.2, 9.3, and Table 2.</i></p> <p>Project Documents http://bit.ly/May2021DedhamZBA</p>
	<p>187 Bridge Street – Thomas M. Piersiak & Sons, Inc. Requests a Special Permit to alter, extend, and enlarge an existing building on a nonconforming lot and convert and use the same as a two-family residential dwelling. The +/- 8,807 sq. ft. subject property is located at 187 Bridge Street, Dedham, MA, Map/Lot 24-114 and is within a Limited Business (LB) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.1, 3.3, 9.2, 9.3, Table 1, and Table 2. Representative: Peter A. Zahka, II, Esq.</i></p> <p>Project Documents http://bit.ly/May2021DedhamZBA</p>
	<p>105 Garfield Road – Lloyd and Rita Mae Cushman Request for a Special Permit to allow temporary storage of registered and unregistered commercial trucks and equipment on the subject property. The +/- 22,201 sq. ft. subject property is located at 105 Garfield Road, Dedham, MA, Map/Lot 80-90 and is within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.1, 9.2 and 9.3 and Table 1. Representative: Peter A. Zahka, II, Esq.</i></p> <p>Project Documents http://bit.ly/May2021DedhamZBA</p>
	<p>74 Ledgewood Road – Costa and Mariah Tsolirides Request for a Special Permit(s) and/or Variance(s) to demolish existing attached garage and construct new attached garage w/living space above; proposed addition would intensify pre-existing nonconforming left side yard setback (8.7 ft. existing, 8.3 ft. proposed). The +/- 7,593 sq. ft. subject property is located at 74 Ledgewood Road, Dedham, MA, Map/Lot 179-89 and is within a Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.1, 3.3, 9.2 and 9.3 and Table 1.</i></p> <p>Project Documents http://bit.ly/May2021DedhamZBA</p>

	<p>75 Stergis Way – Best Chimney Services Request for a Special Permit for a chimney maintenance and repair business (trade use). The +/- 54,450 sq. ft. subject property is located at 75 Stergis Way, Dedham, MA, Map/Lot 150-7B and is within a Highway Business (HB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.1, 9.2 and 9.3 and Table 1. Representative: Peter A. Zahka, II, Esq.</i></p> <p>Project Documents http://bit.ly/May2021DedhamZBA</p>
	<p>*47 Pratt Avenue – James & Diane McLeish Request for a six-month extension to exercise July 15, 2020 ZBA Decision. <i>Representative: Peter A. Zahka, II, Esq.</i></p> <p>Project Documents http://bit.ly/May2021DedhamZBA</p>
	<p>Meeting Minutes <i>Review & approval of January 20, 2021 and February 17, 2021 meeting minutes</i> http://bit.ly/May2021DedhamZBA</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>