



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 Meeting Room, 3 rd Floor <u>Comments & Questions</u> jschultz@dedham-ma.gov 781-751-9240
Day, Date, Time:	Wednesday, November 20, 2024, 7:00 p.m.
Project Documents:	bit.ly/November2024DedhamZBA
Submitted by:	Jayson Schultz

AGENDA

7:00 p.m.	93 Madison Street – Nancy Dunn (continued from 10.16.24) Request for a modification of a previous Zoning Board of Appeals decision dated June 22, 2022 to remove the condition requiring landscaping to screen the left side addition. The +/- 4,632 sq. ft. subject property is located at 93 Madison Street, Map 141 Lot 59 and is located within the Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Section 3.3.D, 4.3.2, 4.8, 9.2, 9.3, Table 1 and Table 2.</i>
	79 Brookdale Avenue – Robin Trahon Request for a Variance and/or Special Permit for a +/- 100 sq. ft. right side addition; proposed project would intensify and increase the pre-existing nonconforming right side yard setback (20 ft. required, 17.8 ft existing, 15.7 ft. proposed). The +/- 5,012 square foot subject property is located at 79 Brookdale Avenue, Dedham MA, Map/Lot 94/32 and is located within the General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 4.3, 9.2, 9.3, and Table 2.</i>
	37 Tower Street – Nicole Moran Request for a Special Permit to allow the existing left side setback of 7.8 feet (10 feet required) for a proposed +/- 120 sq. ft. mudroom addition connecting the existing garage to the single-family dwelling. The +/- 11,386 sq. ft. subject property is located at 37 Tower Street, Dedham MA, Map/Lot 154-80, and is located within the Single Residence B (SRB) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 9.2, 9.3 and Table 2.</i>
	27 Myrtle Street – Fellowship Bible Church Requests for a Special Permit and/or Variance to subdivide an existing 23,552 square foot lot into two lots with Parcel A containing 5,491 square feet and a single family residential structure and Parcel B containing a church structure and educational building on 18,061 square feet in a General Residence Zoning District; a Variance for the existing single family residential structure to be located on Parcel A containing a total area of 5,491 square feet

	<p>(7,500 square feet required); a Variance for the existing single family residential structure located on Parcel A to have a front yard setback of 13.6 feet (20 feet required), a right side setback of 7.7 feet (15 feet required), a left side setback of 12.4 feet (15 feet required), and a rear yard setback of 14.2 feet (25 feet required); and a Variance for the church educational building located on Parcel B to be allowed a left side setback of 4.23 feet (15 feet required) and a rear yard setback of 4.6 feet (25 feet required). The +/- 14,220 sq. ft. subject property is located at 27 Myrtle Street, Dedham MA, Map/Lot 113-63, and is within the General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 3.3, 9.2, 9.3 and Table 2. Representative: Keith Hampe, Esq.</i></p>
	<p>22 Lindale Avenue – Lubomir & Irena Citkusev Request for a Variance to allow a lot frontage of 68.03 feet (90 feet required) for proposed conversion of existing single-family dwelling to a two-family dwelling. The +/- 17,242 sq. ft. subject property is located at 22 Lindale Avenue, Dedham MA, Map/Lot 13-68, and is within the General Residence (GR) Zoning District. <i>Town of Dedham Zoning Bylaw Sections 9.2, 9.3 and Table 2. Representative: Keith Hampe, Esq.</i></p>
	<p>2025 ZBA Schedule Review and/or approval of 2025 ZBA meeting schedule.</p>
	<p>Meeting Minutes Review & approval of meeting minutes for October 16, 2024.</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>