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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 20, 2018, 7:00 p.m.** |
| **Submitted By:** | Susan Webster, Administrative Assistant |
| **Date:** | June 8, 2018 |

**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. | Frank Gobbi, 530 Providence Highway: To be allowed such Special Permits or variances as may be necessary or proper for construction and maintenance of retaining walls with a height in excess of four (4) feet (Note: Special Permit was granted on the same request in Case #VAR-06-14-1856 in July 2014, but same has lapsed). *Town of Dedham Zoning Bylaw Sections 6.5.2 and 9.3* |
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| 7:05 p.m. | Anna Haluch, 694 Washington Street: To be allowed a waiver from the Town of Dedham Sign Code to remove the manual gas price changer and replace it with an internally illuminated 41” x 46” digital gas price changer on the existing 10 foot high pylon sign that will be 10 feet high. *Town of Dedham Sign Code Sections 237-18 Illumination, 237-19 Computation of Sign Area and Height, 237-4 Definitions, Off-Premises Sign, Table 1, Permitted Signs by Type and District* |
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| 7:10 p.m. | Deborah DiCenzo, 110 Alden Street: To be allowed a variance for a front yard setback of 8 feet instead of the required 25 feet, a side yard setback of 3 feet instead of the required 10 feet, and space between buildings of 3 feet instead of the required 10 feet to build a free-standing carport with a ridge height not to exceed 15 feet. *Town of Dedham Zoning Bylaw Section 4.1, Table 2* |
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| 7:15 p.m. | Northeastern University, 370 Common Street: To be allowed a Special Permit for retaining walls in excess of four (4) feet in height. *Town of Dedham Zoning Bylaw Sections 6.5.2, 9.2, and 9.3* |
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| 7:20 p.m. | Oscar Bar Dedham, LLC, 380 Washington Street: To be allowed such waivers from the Town of Dedham Sign Code as required for two (2) window signs with an area of approximately 21.65 square feet and one (1) window sign with an area of approximately 16.96 square feet, which signs are greater than the 25% window area. *Town of Dedham Sign Code Sections 238-29, 237-30, Table 1, and Table 2* |
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| 7:25 p.m. | J. B. McCall IV, 74 Church Street: To be allowed a Special Permit for an eight (8) foot fence that will transition to four (4) feet to be located between 74 Church Street and 76 Church Street. *Town of Dedham Zoning Bylaw Section 10.0 Definitions* |
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| 7:30 p.m. | Arthur and Elizabeth Munchbach, 10 Snow Lane: To be allowed such Special Permits and variances as necessary for creation of an accessory dwelling unit. *Town of Dedham Zoning Bylaw Sections 7.7, 9.3, and Table 1* |
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| 7:35 p.m. | Evan and Colleen Grenier, 80 Sanderson Avenue: To be allowed a Special Permit to extend a nonconforming structure by adding a second floor above an existing nonconforming first floor structure, and to be allowed a variance to construct a second floor bedroom above the existing first floor structure that will have a side yard setback of 5.5 feet instead of the required 10 feet. *Town of Dedham Zoning Bylaw Sections 3.3.3, 3.3.4, 3.3.5, and 4.1 Table of Dimensional Requirements* |
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| 7:40 p.m. | Lorna Dempsey, 124 Milton Street: To be allowed such Special Permits and variances as required to reconstruct a recently demolished nonconforming two-family house with a new two-family house with a side yard setback of 11.3 feet and a floor area ratio of 0.45. *Town of Dedham Zoning Bylaw Sections 3.3.2-3.3.7, 9.2, 9.3, Table 1, and Table 2* |
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| 7:45 p.m. | Paul J. and Barbara R. Corey, 769 East Street: To be allowed a variance for a side yard setback for an existing single family dwelling to remain 13.1 feet instead of the required 15 feet on a newly created lot in the Single Residence B zoning district. *Town of Dedham Zoning Bylaw Section 4.0, Table 2* |
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| 7:50 p.m. | 63 Colonial Drive, LLC, 63 Colonial Drive: To be allowed a front yard setback of 10 feet instead of the required 25 feet to construct a new single family dwelling. *Town of Dedham Zoning Bylaw Section 4.1, Table of Dimensional Requirements* |
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| 7:55 p.m. | Kevin Costello, 35 Roosevelt Road: To be allowed such Special Permits and variances as required to construct a single family dwelling on a lot with an area of 7,500 square feet instead of the required 12,500 square feet, lot frontage and width of 75 feet instead of the required 95 feet, and with a resulting impervious surface of 25% of the lot area, including the area to the center line of any new street, in the Single Residence B zoning district and the Aquifer Protection Overlay district. *Town of Dedham Zoning Bylaw Sections 8.2, 9.2, 9.3, and Table 2* |
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|  | Old/New Business\*   * Review of Minutes, May 16, 2018   \*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. |