

NEEDHAM
ZONING BOARD OF APPEALS
AGENDA
THURSDAY, October 17, 2024 - 7:30PM

Charles River Room Public Service Administration Building 500 Dedham Avenue Needham, MA 02492	Also livestreamed on Zoom Meeting ID: 820-9352-8479 To join the meeting click this link: https://us02web.zoom.us/j/82093528479
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Minutes Review and approve Minutes from September 19, 2024 meeting.

7:30 PM **37 Moseley Avenue -** *(Continued from September 19, 2024)* Saybrook Construction, LLC, applied for a Variance pursuant to Sections 7.5.3, and MGL40A, Section 10, from the following provisions of Section 4.2.3 and any other applicable sections of the By-Law to permit the demolition of a deteriorated single family residential dwelling with detached garage and shed and to allow the construction of a new single-family residential dwelling with a side setback of 13.8 feet where 25 feet are required and a front yard setback of 20 feet where 30 feet are required. The lot contains 35,726 square feet, less than the required 43,560 square feet. The property is located at 37 Moseley Avenue, Needham, MA in the Single Residence A (SRA) Zoning District. *(Request for a Continuance).*

7:30 PM **1132 Highland Avenue** – Total Eclipse Dance Studio, LLC. applied for a Special Permit to allow a private school use under Section 3.2.1 and to waive strict adherence to the number of required parking and the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, 5.1.3 and any other applicable sections of the By-Law to allow the operation of a private dance school in the Christ Episcopal Church. The property is located in the Single Residence B (SRB) zoning district.

7:45PM **858 Great Plain Avenue** – Arrais Ballet, LLC applied for a Special Permit to allow a private school use under Section 3.2.1 and to waive strict adherence to the number of required parking and the parking plan and design requirements under Sections 5.1.1.5, 5.1.2, 5.1.3 and any other applicable sections of the By-Law to allow the operation of a private dance school in the First Baptist Church. The property is located in the Single Residence B (SRB) zoning district.

8:00PM **378 Manning Street** – *(Request for a Continuance)* Driftwood Landing, LLC applied for a Special Permit under Sections 1.4.7.4, and any other

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applicable Sections of the By-Law to permit the demolition, extension, alteration, enlargement and reconstruction of the lawful, pre-existing, non-conforming two-family dwelling and its replacement with a new two-family residence. The property is located in the Single Residential B District.

Informal Matter

1101 Highland Avenue – Norfolk Lodge A.F. & A.M. request a continuation of the ZBA Special Permit granted on October 16, 1997 to allow the sale and storage of Christmas trees and related items in the parking lot located at 1101 Highland Avenue.