

Revised
NEEDHAM
ZONING BOARD OF APPEALS
AGENDA
WEDNESDAY, November 20, 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 October 17, 2024 meeting.

7:30 PM **37 Moseley Avenue - Saybrook Construction, LLC**, (*Continued from October 17, 2024*) 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.

7:45 PM **77 Charles Street** – Elmo Fudburger, LLC. applied for a Special Permit to allow the use for indoor athletic or exercise facility under Section 3.2.6.2 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 associated with Burn Boot Camp. The property is located in the Mixed Use-128 (MU-128) zoning district.

8:00PM **324 Chestnut Street** – Monsoon Indian Kitchen, Inc. applied for a Special Permit to allow the use for a take-out establishment dispensing prepared foods, and more than one non-residential use on a lot under Section 3.2.2 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 take-out Indian restaurant. The property is located in the Chestnut Street Business (CSB) zoning district.

Next ZBA Meeting – December 19, 2024

- 8:00 PM** **250 Highland Avenue** –Rainbow Angel, Inc. applied for a Special Permit to allow the use for a dine-in restaurant with accessory take-out under Section 3.2.5.2 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 Taiwanese restaurant. The property is located in the Highland Commercial-128 (HC-128) zoning district.
- 8:15 PM** **695 Highland Avenue** –DEI, Inc. applied for Plan Substitution, alteration or removal of conditions to provide relief to a Variance dated October 14, 1969, 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, 7.5.3 and any other applicable sections of the By-Law to allow the operation of Dedham Savings Bank. The property is located in the Single Residence B (SRB) zoning district.
- 8:15 PM** **378 Manning Street** – Driftwood Landing, LLC (*Continued from October 17, 2028*) applied for a Special Permit under Sections 1.4.7.4, and any other 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. Applicant has submitted a **Request for Withdrawal without Prejudice.**

Revision to Public Notice posted 11/14/2024.
Revision highlighted in yellow