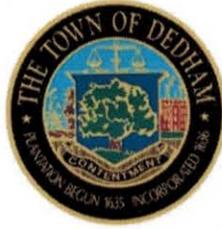


ZONING BOARD MEMBERS
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E. PATRICK MAGUIRE, LEED AP
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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS
ZONING BOARD OF APPEALS
DECISION



APPLICANT:	Paul M. Cook, Divine Signs, 6 Norman Street, Everett, MA 02149
PROJECT ADDRESS:	122 Allied Drive, Dedham, MA
CASE #	VAR-02-14-1796
PROPERTY OWNER/ADDRESS:	Extra Space Properties Thirty, LLC, 2795 East Cottonwood Parkway, Suite 400, Salt Lake City, UT 84121
MAP/LOT AND ZONING DISTRICT:	176/2, Research, Development, and Office
DATE OF APPLICATION:	February 17, 2014
MEMBERS PRESENT AND VOTING:	James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, Jason L. Mammone, P.E.
PETITION:	To be allowed a waiver from the Town of Dedham Sign Code for total amount of signage at 122 Allied Drive, Dedham, MA
SECTION OF SIGN CODE:	Section 7.d.2
REPRESENTATIVE:	Paul M. Cook, Divine Signs
DATE FILED WITH TOWN CLERK:	MAY 19, 2014

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on Wednesday, March 25, 2014, in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, and Jason L. Mammone, P.E. The hearings were duly advertised for this meeting of the ZBA in accordance with the requirements of MGL Chapter 40A, Section 11.

At 8:23 p.m., the Chairman called for the hearing on the petition of Paul M. Cook (hereinafter referred to as the "Applicant"), 6 Norman Street, Everett, MA 02149, for such relief or waivers from the Dedham Sign Code as required for total amount of signage at 122 Allied Drive, Dedham, MA. *Dedham Sign Code Section 7.d.2*

The Applicant was represented by Mr. Cook. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference. The plans, documents, studies, etc. referred to are incorporated as part of the public record and are on file in the Planning and Zoning office.

The subject property is known and numbered as 122 Allied Drive, Dedham, MA, and is shown on Dedham Assessors' Map 176, Lot 2. The certified plot plan indicates that the Subject Property contains 3.5 acres of land, some of which is located in Westwood, MA. The property abuts Route 128. According to the Dedham Zoning Map, the Subject Property is located in the Research, Development, and Office zoning district. Currently, the property is occupied by a warehouse. According to the records maintained by the Dedham Board of Assessors, the building was constructed in 1957.

The Applicant proposes to replace signage at 122 Allied Drive according to the business' new corporate branding. He is requesting a waiver from the Town of Dedham Sign Code for the total amount of signage. The Design Review Advisory Board reviewed the signage, and had no issue with the amount that Mr. Cook is requesting. However, there was confusion on the amount that was being requested, so the Board continued the hearing until April 16, 2014, so the correct figures could be ascertained.

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held public hearings on Wednesday, April 16, 2014, in the Town Office Building, 26 Bryant Street, Dedham, MA. Present were members of the ZBA, Chairman James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, LEED AP, and Jason L. Mammone, P.E.

At 7:06 p.m., the Chairman called for the continuation of the hearing on the petition of Paul M. Cook (hereinafter referred to as the "Applicant"), 6 Norman Street, Everett, MA 02149,

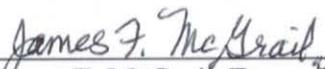
for such relief or waivers from the Dedham Sign Code as required for total amount of signage at 122 Allied Drive, Dedham, MA. *Dedham Sign Code Section 7.d.2*

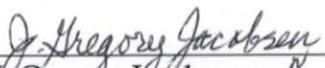
The Applicant respectfully submits that it satisfies the requirements and criteria for the issuance requirement of the requested relief or waivers. As required under the Dedham Sign Code, the Applicant has notified the Design Review Advisory Board (DRAB) of the intent to request the waiver/relief by submitting a complete application "package" to the Board (specifying the relief/waiver being requested). Mr. Cook sent a representative to the hearing because he was unavailable due to another meeting. The representative said they are seeking relief for 306.81 square feet; the allowable amount is 188 square foot. This would bring the total signage on the property to approximately 495 square feet.

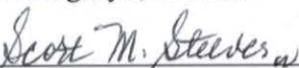
No one appeared in opposition to the petition.

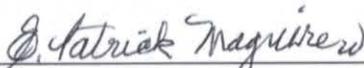
Upon motion being duly made by Scott M. Steeves and seconded by J. Gregory Jacobsen, the ZBA voted 4-1, with E. Patrick Maguire, LEED AP voting nay, to grant a waiver from the Town of Dedham Sign Code for total signage at 122 Allied Drive of 495.17 square feet, which is 306.81 square feet over the allowable amount of 188 square feet in the Research, Development, and Office (RDO) Zoning District. In granting this relief, the ZBA finds (1) that Applicant has satisfied the procedural requirements set forth in the Dedham Sign Code, (2) that the relief is recommended by DRAB, and (3) that the same may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Sign Code.

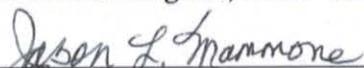
Dated: April 16, 2014


James F. McGrail, Esq.


J. Gregory Jacobsen


Scott M. Steeves


E. Patrick Maguire, LEED AP


Jason L. Mammone, P.E.

Attest, by the Administrative Assistant:


Susan N. Webster

Copies of this decision are filed in the Dedham Town Clerk's office. Copies of all plans referred to in this decision and a detailed record of the Zoning Board of Appeals proceedings are filed in the Dedham Planning Department.

Materials Submitted:

- Zoning Board of Appeals application
- Letter of authorization from Extra Space Storage, signed by Tiffany Fletcher, notarized by Colleen K. Pedersen
- Vicinity map
- Site map prepared by Co-operative Land Surveyors, LLC, 37 Lark Industrial Pkwy Unit B, Greenville, RI 02828
- Recommendation letter from Design Review Advisory Board dated December 9, 2013
- Packet from Applicant, including existing and proposed photos, specifications for signage