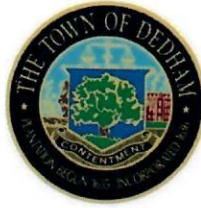


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**TOWN OF DEDHAM
ZONING BOARD OF APPEALS
DECISION**



Applicant: **Henri Gough, d/b/a The Total Image**
Property Address: **485 High Street, Dedham, MA**
Property Owner: Paul McMurtry
Property Owner Address: P.O. Box 628, Dedham, MA
Agent/Agent Address: Henri Gough

Legal Notice: The applicant seeks to be allowed a waiver from the Town of Dedham Sign Code for a sign that will be is higher than the lower edge of the roof of the building.
Section of Sign Code: *Town of Dedham Sign Code Section 237-29 and 237-19E*

Zoning District, Map and Lot: Central Business, Map 93, Lot 79
Date of Application: April 14, 2017
Date of Public Hearing: May 17, 2017
Date of Decision: May 17, 2017
Vote: Unanimously approved, 5-0
Voting Members: James F. McGrail, Esq., J. Gregory Jacobsen, Scott M. Steeves, E. Patrick Maguire, MLA, RLA, CLARB, LEED AP,® Jason L. Mammone, P.E.

Date Filed with Town Clerk: **June 9, 2017**

The Zoning Board of Appeals ("ZBA") of the Town of Dedham, Massachusetts held a public hearing on Wednesday, May 17, 2017, at 7:00 p.m. 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, MLA, RLA, CLARB, LEED AP,® and Jason L. Mammone, P.E.

The hearings were duly advertised in accordance with the requirements of MGL Chapter 40A, Section 11. Legal ads were placed for two consecutive weeks in *The Dedham Times*. In addition, abutters within 300 feet of the property in question received notification of the hearings, and notification regarding each hearing was sent to the neighboring towns (Boston, Needham, Canton, and Westwood). 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.

At 7:05 p.m., the Chairman called for the hearing on the appeal of Henri Gough, d/b/a The Total Image, to be allowed a waiver from the Town of Dedham Sign Code as noted in the Town of Dedham Charter for a sign that will be higher than the lower edge of the roof of the building. The property is located at 485 High Street, Dedham, MA, and is located in the Central Business zoning district. *Town of Dedham Sign Code Section 237-29 and 237-19E*

The Applicant represented himself. The minutes from the hearing are the primary source of evidence and are incorporated herein by reference.

The Applicant had submitted an application for such Special Permits and/or variances on February 8, 2017. This included:

1. Zoning Board of Appeals application
2. Photographs of existing conditions
3. Rendering of proposed signage
4. Specifications for proposed signage
5. Town of Dedham Assessors Database information for property

The subject property is known and numbered as 485 High Street, Dedham, MA, and is shown on Dedham Assessors' Map 93, Lot 29. The certified plot plan indicates that the Subject Property contains of 6,515 square feet of land and has 96.61 feet of frontage on Washington Street and 92.43 feet of frontage on Harvard Street. According to the Dedham Zoning Map, the Subject Property is located in the Central Business zoning district. Currently, the property is used for commercial businesses. According to the records maintained by the Dedham Board of Assessors, the building was constructed in 1936.

Mr. Gough would like to remove his existing sign, repaint it, and put it up in the same location, which is higher than the lower edge of the roof of the building and requires a waiver from the Sign Code. The size of the sign will remain the same. He has been to the Design Review Advisory Board and received their recommendation. No one spoke in favor of or in opposition to the petition.

Upon motion being duly made by Scott M. Steeves and seconded by J. Gregory Jacobsen, the ZBA voted 5-0 to grant a waiver from the Town of Dedham Sign Code as noted in the Town of Dedham Charter for a sign that will be higher than the lower edge of the roof of the building at 485 High Street, Dedham, MA

Dated: May 17, 2017

Attest by the Zoning Board of Appeals


James F. McGrail, Esq.


J. Gregory Jacobsen


Scott M. Steeves

E. Patrick Maguire
E. Patrick Maguire, MLA, RLA, CLARB, LEED AP®

Jason L. Mammone
Jason L. Mammone, P.E.

Attest by the Administrative Assistant

Susan N. Webster
Susan N. Webster