

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION - AMENDED APPLICATION
1256 WASHINGTON STREET**

(To be mailed forthwith to the owner and applicant, if not the owner.)

Owner: Extra Space Properties, Inc. **Date:** January 10, 2018
Address: 2795 East Cottonwood Parkway
Suite 400
Salt Lake City, UT 84121

Applicant: Danny Morris, Extra Space Storage **Case #:** 3336 Amended
Address: 2795 East Cottonwood Parkway
Suite 400
Salt Lake City, UT 84121

Representative: **Site Address:** 1256 Washington St.
Sheet: 35
Block: 407
Lot: 33

Zoning District: B-1; R-3

Board of Zoning Appeals application filed on June 19, 2017, Amended September 5, 2017, with an additional request for relief in response to comments from the Board and staff

After a public hearing on September 27, 2017, continued to October 18, 2017 and November 8, 2017, advertised in the Weymouth News on September 13 and September 20, 2017, the Board of Zoning Appeals at its meeting of November 8, 2017

VOTED TO GRANT THE VARIANCE under Weymouth Zoning Ordinance Section 120-64.3 (a); Square footage of signage

Granting relief for the petitioner to remove the existing 150 SF of Wall Signage and an existing 150 SF Pylon Sign and replace with a total of 192 SF of upgraded wall signage consisting of a wall sign on the Washington Street frontage measuring 96 SF and wall sign on the Pleasant Street frontage measuring 96.19 SF.

FINDINGS:

The Board found that due to the size and shape of the lot, a variance to permit increased signage was warranted. The building features unusually long facades and fronts on two major roadways. In addition, the Board found that the elimination of the existing pylon sign would improve sight lines at the busy intersection.

CONDITIONS:

1. The pylon sign must be removed

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2018 JAN 10 PM 12:50

Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

After the twenty (20) day appeal period has passed, the Town Clerk will send to the petitioner: (1) the certificate that no appeal was filed, (2) the certificate of granting of variance and/or special permit. The petitioner shall record these documents with the Norfolk Registry of Deeds, Dedham, MA, with the appropriate filing fee.

When a receipt from the Registry of Deeds is presented to the Building Inspector (to show that the decision has been recorded), the proper permit will be issued.

Decision filed with the Town Clerk on January 10, 2018

IMPORTANT: Notice is further given that any person aggrieved by this decision may appeal, according to MGL Chapter 40A, Section 17, and said appeal, if any, must be filed with the Town Clerk within twenty (20) days after the filing of the decision with the Town Clerk.



Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

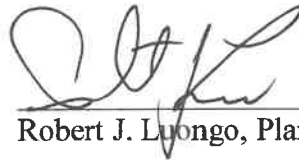
BOARD OF APPEALS

January 10, 2018

Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Danny Morris, Extra Space Storage, 2795 East Cottonwood Parkway, Suite 400, Salt Lake City, UT 84121 affecting the rights of the owner with respect to land or buildings at 1256 Washington Street, Weymouth, MA, also shown on the Weymouth Town Atlas Sheet 35, Block 407, Lots 33, and the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance – special permit, and that copies of said decision, have been filed with the Planning Board and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.



Robert J. Luongo, Planning Director

Kathleen Deree, Town Clerk

Case # 3336 Amended

Date of Hearing: 9/27/17, 10/18/17, 11/8/2017