

To: #4277-16 | Green White Reality Corp. | 39 The Square | Parcel ID 23-5020039
From: Charles H. Wise Jr., AICP
Date: November 4, 2016
RE: ZONING PERMIT DECISION – APPROVED PROJECTING SIGN PERMIT

Approval

This zoning application is found to meet the provisions of the Town of Rockingham Zoning Bylaw and pursuant to Section 3300 “Signs” of the Rockingham Zoning Bylaws is hereby administratively approved.

Specific permit standards

The proposed signs meet the dimensional requirements allowed in the Commercial Business Zoning district under Section 3350 of the Rockingham Zoning Bylaws.

The metal hardware for the projecting signs already exists and signs have historically been displayed at this location.

The signs are measured at 3.3 feet wide by 2.5 feet high. Each sign will be 8 square feet. The signs shall be connected by chain hanging vertically from the top arm. The distance between the sign and building wall is less than 1 foot.

Per Zoning Bylaw requirements outlined, each projecting sign shall advertise a permitted business operating within this large commercial building (11 units @ 22,776 square feet of retail and office space). At no time can two signs be used to advertise a single business.

The wall signs utilize the historical downcast lighting fixtures. All possible care should be given to maintaining those historic fixtures. In lieu of a white LED light, the Applicant is encouraged to use lights that match the historic warm color given off by incandescent light bulbs.

The signs project out over the sidewalk and have more than sufficient ground clearance. The approximate height above the finished grade is 15 feet. During construction, the Applicant’s Contractor will confirm measurement to ensure signs are a minimum 10 feet above the finished grade.

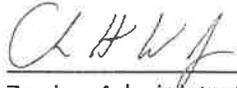
The signs will be constructed of wood or metal to meet the guidelines of the National Register of Historic Places and Design Review District.

General permit standards

The sign shall be constructed of durable materials and shall be maintained in a safe condition and in good repair at all times. No alterations shall be made except where written application to the Zoning Office has been made and the required approvals obtained.

A zoning approval notice sign is attached to this permit and must be posted at the site, easily viewable from the public road and sidewalk. The sign must be in place for a period of 15 days starting with the date the permit is issued. The 15 day public notice requirement is mandated by Vermont State Law.

The permit is effective 15 days from date of this decision. An interested person may appeal a decision of the Zoning Administrator to the Zoning Board of Adjustment. An appeal must be taken within those 15 days of the date of the Zoning Administrator's decision.



Zoning Administrator

cc: Town Clerk __, Applicant __, Posted __, Listers __, Web __

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Application # _____

PART V
TOWN OF ROCKINGHAM
APPLICATION FOR ZONING PERMIT
FOR A SIGN

(OFFICE USE ONLY)	
Date filed: <u>Nov 1, 2016</u>	Applicant: <u>Green White Realty</u>
Fee Paid: <u>yes</u>	Owner: <u>Green White Realty</u>
Zoning District: <u>CR</u>	Parcel Map#: <u>23-5020039</u>
Referred to:	Win 100 yr. floodplain? <u>N/A</u>
() Planning Commission _____	Win Regulated Wetland? <u>N/A</u>
() Board of Adjustment _____	
Date: _____	PLAN ATTACHED & APPLICATION COMPLETE ()

COMPLETE ALL ITEMS OR APPLICATION WILL BE RETURNED. COMPLETE IN INK. DO NOT USE PENCIL. NO SIGN MAY BE ERECTED OR PLACED WITHOUT AN APPROVED PERMIT. IF A SIGN IS PLACED WITHOUT A PERMIT, A LATE FEE (See Fee Schedule Information) IS ASSESSED.

Owner & Applicant Information

- PROPERTY OWNER(s) Names: Green White Realty Corp
(List Names of all Property Owners as shown on deed.)
Mailing Address: P.O. Box 27, Windsor, VT 05089 Zip Code _____
Tel. No.: (Daytime) _____ (FAX) _____ Email: _____
- APPLICANT(s) Names: Salmon & Nostrand
(If different than Landowners)
Mailing Address: P.O. Box 535, Bellows Falls, VT Zip Code 05101
Tel. No.: (Daytime) 802.463.4507 (FAX) 802.463.9713 Email: ericvelto@salmon-nostrand.com
- Contact Person: Eric G. Velto, Esq. (Daytime Tel.) _____

Property Information

- PROPERTY LOCATION: Street Number 39 Street Name The Square
- Property Owner's Deed is recorded in Book 282 Page 515 Date of Sale 3/31/04
(Information available in Town Clerk's Office)

TYPE OF SIGN
Check appropriate box and complete information on sign

- () **GROUND SIGN** (A Ground Sign is a placed on the ground or on a post which goes into the ground.)
Dimensions of Sign Board: _____ Width _____ Length _____ Total Height from Ground to Top of Sign _____
Distance from Road Center to Sign _____ Distance from Property Line to Sign _____
(Measure from closest point of sign to road center and adjacent property line.)

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Application # _____

Provide a Plan of the Property, drawn to scale, showing:

- Property Lines
- Nearby roads and streets
- Location of sign
- Distance to road center and lot lines
- Buildings on lot
- Drawing of sign

7. **WALL SIGN** (This is a sign hanging on and running parallel with a building wall.)

Dimensions of Sign Board: _____ Width _____ Length _____
 (If sign is composed of individual letters attached directly to the building wall, see the Zoning Bylaw for how to measure the sign area.)

Length of Storefront or Building Occupied by Business _____
 (Measure the outside front of the storefront across the area occupied by the business.)

What floor of the building is the business located on? _____

Provide a Plan of the Property, drawn to scale, showing:

- Façade of Building
- Location of sign on Building Wall
- Size of sign

8. **PROJECTING SIGN** (This is a sign hanging from a bracket and projecting out from a wall.)

Dimensions of Sign two 30" x 40" Height from Ground to Bottom Edge of Sign 15 feet

Distance Sign Projects from Building Wall 2 feet

What floor of the building is the business located on? second and third

Provide a Plan Showing:

- Sign Dimensions
- Location of the Sign on the Building,
- The Projection of the Sign and Bracket from the Building Wall and Nearby Streets and Sidewalks.

See photos and drawing attached

9. **PORTABLE SIGN** (This is an A-frame or sandwich type sign. Only allowed in limited areas.)

Dimensions of Sign _____

Provide a Plan Showing:

- Sign Dimensions
- Location of Sign in Relation to Building Wall and Sidewalk
- Distance Between Sign and Edge of Sidewalk next to Street
- Distance from Road Center to Sign.

10. **AWNING SIGN** (This is a sign on an awning identifying the name or logo of the business.)

Height from Ground to Bottom Edge of Awning Overhand _____ Height of Lettering on Awning _____

Provide a Plan Showing:

- Awning Location on Building Façade
- Location of Lettering on Awning

11. **SPECIAL SIGN.** (Only as allowed under Section 3360, Town of Rockingham Zoning Bylaw.) Describe what type of special sign and provide plans and diagrams as required under type of sign above (wall, ground, etc.)

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Application # _____

Lighting of Sign

12. Is the sign to be lighted? Maybe If yes, indicate the method of illumination (i.e. interior or exterior lighted, downcast or ground spots). Downcast if existing lights made operable.

Design Review District and Meeting House Historic District

13. Properties within the Design Review District or Meeting House Historic District. Provide information regarding of material of which the sign is constructed. _____

Existing Signs

14. ARE THERE OTHER EXISTING SIGNS ALREADY LOCATED ON THE BUILDING OR PROPERTY? Yes
IF YES, SHOW SIZES AND LOCATIONS ON THE PLAN. (Include all signs on the property even those belonging to other businesses.)

15. IF EXISTING SIGNS ARE TO BE REMOVED, DESCRIBE WHICH SIGNS (SIZE AND LOCATION) ARE TO BE REMOVED.

Signatures

Signatures: All Landowner(s) and Applicant(s) must sign the application.

By signing below, I certify that all information on this application and all supporting forms, plans, and documents are true and accurate and agree that, if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

Property Owner(s) Signature(s)

[Handwritten Signature]
[Handwritten Signature]

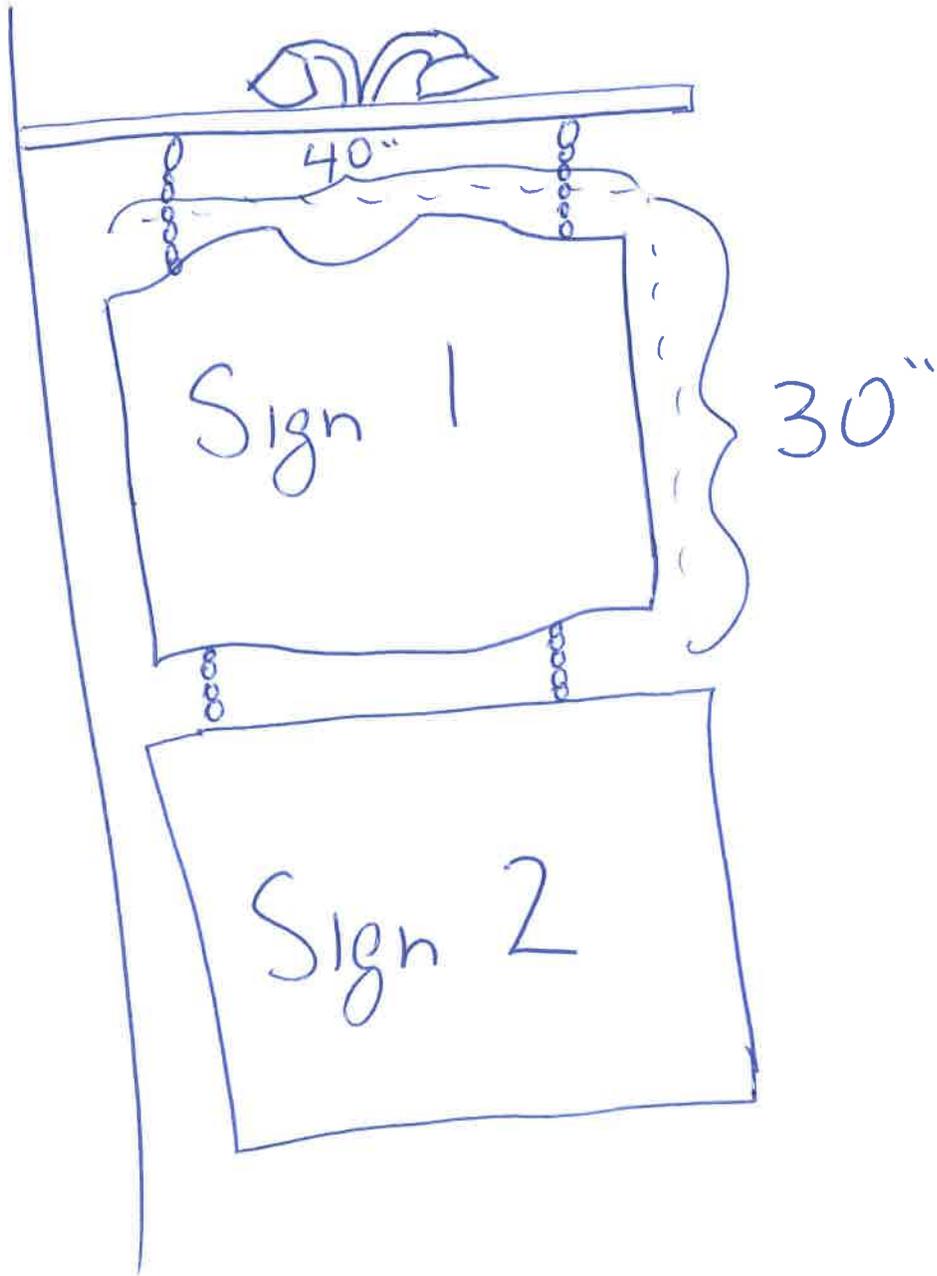
Date: 10/17/16
Date: _____
Date: _____

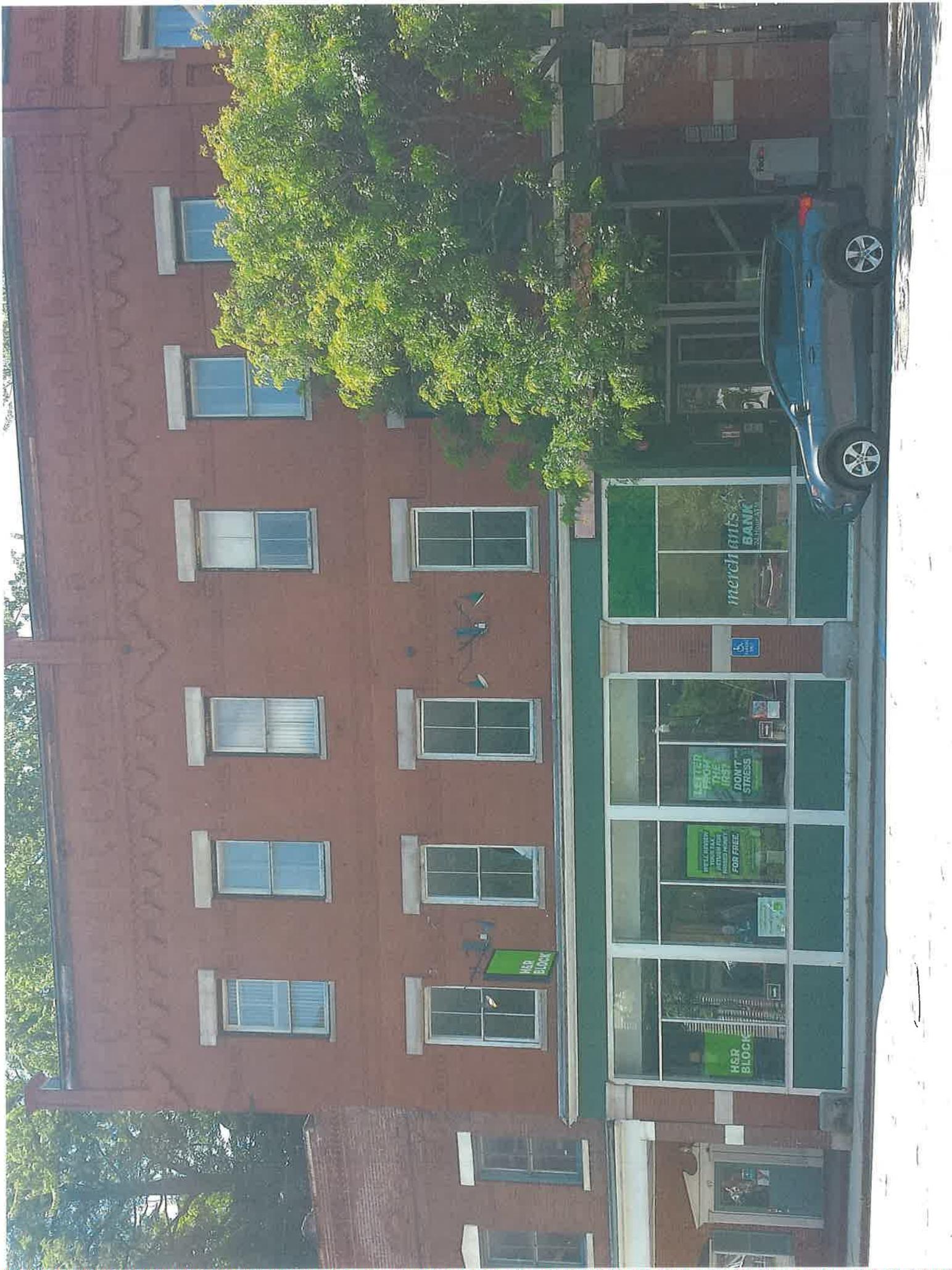
Applicant(s) Signature(s)

[Handwritten Signature]

Date: 10/20/16
Date: _____
Date: _____

RETURNED FOR DEFICIENCIES (Must resubmit)





MERCHANTS BANK
OF INDIANA

LETTER FROM THE IRST
DON'T STRESS

HELP BRING AN
ADDITIONAL
FOR FREE.

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