

City of Newburyport Zoning Board of Appeals Application for a SIGN VARIANCE

Petitioner: ALL ABOUT SIGNS LLC (agent)

Mailing Address: 114 NORTH ST. GEORGETOWN, MA. 01833

Phone: 781-223-2087 Email: getasignnow@gmail.com

Property Address: 20 GRAF RD.

Map and Lot(s): 82-2B Zoning District: INDUSTRIAL 1

Book and Page(s): 38826 PAGE #189

Owner(s) Name: SMNO REALITY LLC

Mailing Address (if different): 1 ORTHOPEDICS DRIVE PEABODY, MA. 01960

Brief description of request: WOULD LIKE PERMISSION GRANTED TO MOUNT NON ILLUMINATED LETTERS ON BUILDING THAT EXCEEDS THE 40 S.F. IN THE BYLAWS. The building is set back off the road and this size is necessary for patients to identify the building. i hope you agree.

A variance is required due to:

- Lighting Sign Type (freestanding, roof sign, etc.)
 Size Other: _____
 Location

Existing Sign(s):	Sign #1	Sign #2	Sign #3
Area (s.f.)	N/A		
Dimensions:			
Height:			
Type (free standing, wall, projecting, roof)			
Method of support:			
Method of illumination:	N/A		
Material:			

Total # of existing signs: 1 Total existing sign area: _____

City of Newburyport Zoning Board of Appeals Application for a SIGN VARIANCE

Proposed Sign(s):	Sign #1	Sign #2	Sign #3
Area (s.f.)	101.58 S.F.		
Dimensions:	276" X 53"		
Height:	25' HIGH ON WALL		
Type (free standing, wall, projecting, roof)	WALL		
Method of support:	3/8" stud mount		
Method of illumination:	N/A		
Material:	PVC ACRYLIC		

Total # of existing signs: 1 Total existing sign area: 60' wide X 30' high

Any advice, opinion, or information given by any board member or any other official or employee of the City of Newburyport shall not be binding on the Zoning Board of Appeals. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Planning Office does not absolve the petitioner from this responsibility. The petitioner shall be responsible for all expenses for the filing, publication, and legal notification. Failure to comply with the application requirements, as cited herein and in the Zoning Board Rules and Regulations may result in a dismissal by the ZBA of this application as incomplete.

By checking this box and typing my name below, I am electronically signing this application.

JAMES WITHROW

Petitioner

By checking this box and typing my name below, I am electronically signing this application.

JAMES WITHROW (agent)

Owner (if different)

ZONING DETERMINATION

Name: James Withrow, All About Signs

Address: 20 Henry Graf Rd. Zoning District(s): I1

Request: Install a wall mounted sign exceeding the 40sf max size allowance per sign in the I1 zoning district.

ZONING BOARD REVIEW REQUIRED

Variance

- Dimensional Controls (VI)
Lot Area, Open Space, Front Yard, Lot Frontage, Height, Side Yard, Lot Coverage, Lot Width, Rear Yard, Parking (VII), Modification

Sign Variance

- Signs (VIII)
Type, Lighting, Size, Location

Other

Special Permit

- Table of Use Regulations (V.D) #, Spacing (VI.D), In-Law Apartment (XIIA), Bonus for Multifamily Developments (XVI), Personal Wireless Communication Services (XX), Demolition Control Overlay District (XXVIII)*, Wind Energy Conversion Facilities (XXVI), Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Upward Extension, Open Space, Height, Lot Area, Use, Rear Yard, Lot Coverage, Side Yard, Lot Frontage, Front Yard, Over 500 sf. increase (IX.B.3.c), Plum Island Overlay District (XXI-G)
FAR, Lot Coverage, Height, Setbacks, Open Space

PLANNING BOARD REVIEW REQUIRED

Special Permit

- Table of Use Regulations (V-D) #, One residential structure per lot (VI.C), Open Space Residential Development (XIV), Water Resource Protection District (XIX), Federal Street Overlay District (XXII), Courts and Lanes (XXIII), Waterfront West Overlay District (XXIV), Towle Complex Redev. Overlay District (XXV), Downtown Overlay District (XXVII)*, Other

Special Permit for Non-Conformities

- Extension or Alteration (IX.B.2)
Parking, Upward Extension, Open Space, Height, Lot Area, Use, Rear Yard, Lot Coverage, Side Yard, Lot Frontage, Front Yard, Over 500 sf. increase (IX.B.3.c)

Smart Growth District (XXIX)

- Plan Approval

Site Plan Review (XV)

- Major, Minor

HISTORICAL COMMISSION REVIEW REQUIRED

- Demo. Delay, *Advisory Review

CONSERVATION COMMISSION REVIEW REQUIRED

The name typed below represents the intent to sign the foregoing document:

Jennifer T Blanchet

08/05/2021

Newburyport Zoning Administrator

Date

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SMNO REALTY LLC								Description	Code	Appraised	Assessed	123 NEWBURYPORT, MA	
1 ORTHOPEDICS DR								COMMERC.	3400	2,140,600	2,140,600		
PEABODY MA 01960								COM LAND	3400	175,600	175,600		
SUPPLEMENTAL DATA												95,500	95,500
Alt Prcl ID 82-2-B SUB-DIV PHOTO WARD 4 TILE #:				CNV YR LOT SPLIT				Total			2,411,700	2,411,700	VISION
GIS ID M_250376_950438				Assoc Pid#									

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)								
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
38826 0189	08-14-2020	U	V	800,000	1	2021	4400	211,900	2020	4400	211,900	2019	4400	211,900		
38636 0127	06-22-2020	U	V	0	1F											
12598 0271	05-31-1994	Q	V	100,000	00											
08581 0549	10-23-1986	Q	V	82,500	00											
06975 0183	09-03-1982	Q	I	15,000	00											
Total								211,900	Total		211,900	Total		211,900		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	B	Tracing	Batch			
I							

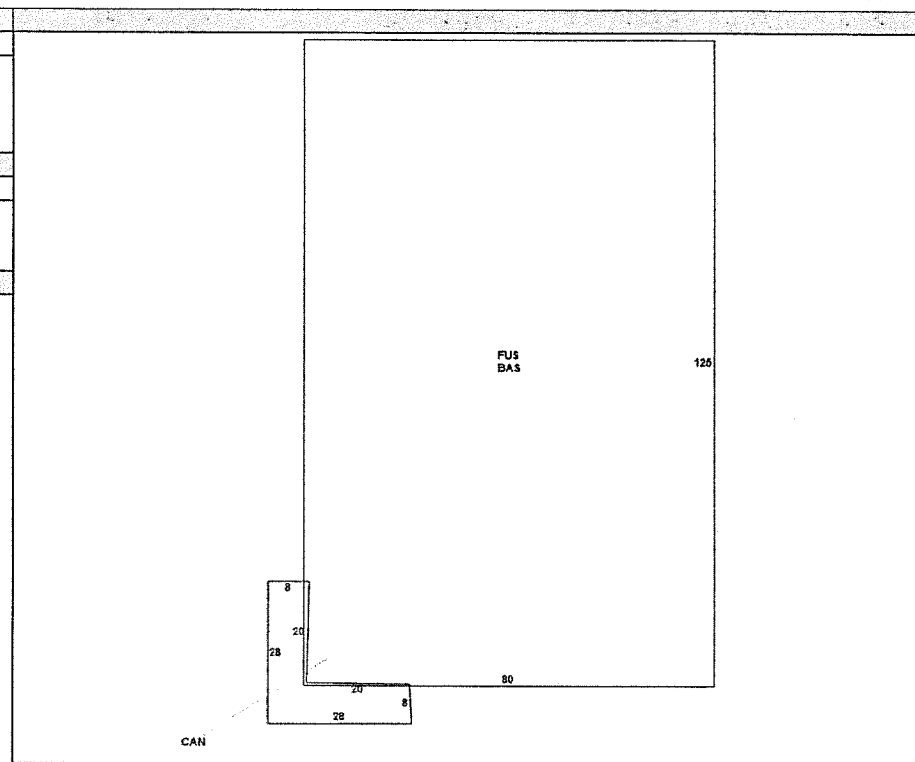
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
b2020-0033	08-12-2020	NC	New Construct	2,260,225		0		80 x 125 FOUNDATION PER	03-30-2021	DG			50	Building Permit
									08-09-2007	DR			50	Building Permit
									01-22-2007	MM			00	Measur+Listed
									07-31-2006	BG			00	Measur+Listed
									07-08-2004	RD			00	Measur+Listed
									07-23-2001	RD			05	Measur/New UC Under C
									08-30-2000	DR			50	Building Permit

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	3400	OFFICE BLD	I1			43,560	SF 6.95	0.80000	I	1.00	C19	0.600			3.34	145,300		
1	3400	OFFICE BLD	I1			1.000	AC 302,700	1.00000	0	0.10		1.000	EXCESS		30,270	30,300		
Parcel Total Land Area In Acres						2.00											Total Land Value	175,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	19	Profess. Bldg			
Model	94	Commercial			
Grade	04	Average +10			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	30	Hardiplank			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3400	OFFICE BLD			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	01	HEAT/AC PKGS			
Frame Type	05	STEEL			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	03	ABOVE AVERAGE			
Wall Height	9.00				
% Conn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
3400	OFFICE BLD	100
		0
		0

COST / MARKET VALUATION	
RCN	2,399,705
Year Built	2020
Effective Year Built	2019
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	80
Percent Good	80
RCNLD	1,919,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR2	WET/CONCEA	B	20,000	4.00	2020		80		0.00	64,000
ELV3	ELEVATOR CO	B	2	98000.00	2020		80		0.00	156,800
LT5	MERC VAP/FL	L	10	1300.00	2021		100		0.00	13,000
PAV1	PAVING-ASPH	L	30,000	2.75	2021		100		0.00	82,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,000	10,000	10,000	119.54	1,195,370
CAN	Canopy	0	377	75	23.78	8,965
FUS	Upper Story, Finished	10,000	10,000	10,000	119.54	1,195,370
Ttl Gross Liv / Lease Area		20,000	20,377	20,075		2,399,705



ANSWERS TO CRITERIA QUESTIONS

- I. THE USE OF THE STRUCTURE IS A MEDICAL OFFICE BUILDING.
- II. THE BUILDING IS SET SO FAR BACK OFF THE ROAD THAT FOR PATIENTS TO IDENTIFY THE BUILDING, IT WOULD BE EXTREMELY HELPFUL TO THEM IF THE LETTERS WERE AN APPROPRIATE SIZE.
- III. THE STRICT 40 S.F. TOTAL SIZE OF SIGN WOULD BE VERY DIFFICULT FOR PATIENTS TO IDENTIFY THE BUILDING SINCE IT IS SET BACK 200' FROM THE ROAD.
- IV. THE DIFFERENCE BETWEEN THIS BUILDING AND OTHERS ON THIS ROAD IS THAT IT IS SET SO FAR BACK OFF THE ROAD UNLIKE OTHER BUILDINGS ON THIS ROAD THAT ARE VERY VISIBLE AND CLOSE TO THE ROAD.
- V. IF GRANTED RELIEF FROM THIS ORDINANCE WOULD NOT BE SPECIAL PRIVILEGE DUE TO THE SIZE OF THE BUILDING, THE LETTERS WOULD NOT BE INTERNALLY ILLUMINATED AND WITH THE RENDERINGS THAT WERE SUBMITTED BEING TO SCALE SO I HOPE YOU AGREE THAT THEY WOULD BE APPROPRIATE DUE TO THE CONDITIONS MENTIONED ABOVE.
- VI. THANK YOU SO MUCH FOR YOUR CONSIDERATION.



3/32" PHOTO APPROX.

COLORS:

- RED (PMS#202 CLOSEST)
- BLUE (PMS#285 CLOSEST)
- CHARCOAL (80% BLK)
- WHITE



(1) SET 3-DIMENSIONL LETTERS; SCALE NTS
 3/4" THICK CUT PVC PAINTED LETTERS AND LOGO

ALL ABOUT SIGNS LLC

COMPLETE SIGN & AWNING COMPANY

781-223-2087

EMAIL: GetASignNow@gmail.com
 WEB: AllAboutSignsLLC.com

CLIENT, LOCATION & PHONE

**PHYSICAL THRERAPY
 NORTH- NEWBURYPORT**

**"THIS DRAWING IS PROPERTY
 OF ALL ABOUT SIGNS LLC
 AND CANNOT BE USED OR
 REPRODUCED WITHOUT THE
 PERMISSION OF OWNER"**

DETAILS:

R1: SQ. FT
 R2: CHG DESIGN "SPORTS"

DWG FILE NAME#
 PHYSICAL THERAPY NORTH NEWBURYPORT

DATE 6/13/21 PAGE 2

REVISION DATES
 REV 1; 6/19/21