



**LEBANON ZONING BOARD OF ADJUSTMENT
AUGUST 2, 2021 - 7:00 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

-
- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. July 6, 2021
 - 3. Public Hearing Items**
 - A. **DIV South Main Street, LLC, 200 South Main Street (Tax Map 114, Lot 5), zoned GC:** Applicant requests a Variance from Section 608.4.A.1 of the Zoning Ordinance to install additional building signage. The total proposed sign area for the property exceeds the maximum sign area allowed under Section 608.4.A.1. **ZB2021-18-VAR**
 - 4. Staff Comments**
 - 5. Adjournment**

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.

If you have any questions or would like to view the files for the application identified above, please contact the Planning & Development Department by sending an e-mail to planning@lebanonnh.gov, or by calling 603-448-1457, or by visiting the Planning and Development Office located in City Hall during regular work hours, Monday through Thursday, 7AM to 5PM. The application materials will also be posted to the City's website at [LebanonNH.gov/Agendas](https://lebanonnh.gov/Agendas).

**Agenda
Zoning Board of Adjustment
August 2, 2021**

**Agenda Item #2A
Approval of Minutes**

July 6, 2021

DRAFT

**LEBANON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
REMOTE VIA MICROSOFT TEAMS
LebanonNH.gov/Live
MONDAY, July 6, 2021
7:00 PM**

MEMBERS PRESENT: Chair William Koppenheffer, Vice Chair Jennifer Mercer, Jeremy Katz, Alan Patterson Sr., Paul McDonough (Alt), Dave Newlove, (Alt)

MEMBERS ABSENT: Dan Nash

STAFF PRESENT: Tim Corwin – Senior Planner and Zoning Administrator

1. CALL TO ORDER

The meeting was called to order at 7:08 PM by Chair Koppenheffer.

A. Announce of meeting procedures and NH RSA 91-A “Right-to-Know” requirements

The rules per 91-A under Covid were suspended by Executive Order. By a special commission, the State will study and determine if virtual meetings will continue in the future. The Board is required to meet in person, except under extenuating circumstances. City policy does not require applicants or members of the Public to appear in person.

2. APPROVAL OF MINUTES

A. June 7, 2021

*Vice Chair Mercer MOVED to approve the June 7, 2021, Minutes as presented in the July 6, 2021, agenda packet with amendments.
Seconded by Mr. Patterson.*

Amendments. Page 3, Line 24; Remove photographers and add photographs. Page 3, Line 39; Add ‘by the City’ after cleared. Page 5, Line 17; Add, ‘construct an addition onto’. Page 7, Line 30; Remove ‘special exception’ and Add ‘variance.’ Page 7, Line 14; Remove ‘Mr. Katz voted Nay.’ Page 7, Line 38: Add ‘The Board noted that.’

Mr. McDonough was appointed voting privileges for the Minutes.

**The Vote on the Motion was unanimously approved (5-0).*

3. PUBLIC HEARING ITEMS

A. Laurie A. & Noel T. Pauli, 46 Eldridge Street (Tax Map 91, Lot 33), zoned R-3: The existing home is non-conforming to the minimum required 20 ft. front setback. Applicant requests a Variance from Section 310.3 of the Zoning Ordinance to replace the existing porch with a new porch that extends an additional two (2) ft. into the minimum required 20 ft. front setback. **ZB2021-15-VAR - Continued from June 7, 2021**

Laurie Pauli appeared on behalf of the application. At the last meeting she was asked to provide additional information regarding the hardship. She summarized the letter that she sent to the Board

1 regarding the hardship. The only other option to increase the porch is to go to the east. There is a large
2 tree on the east side and the tree provides valuable shade. The east side is where the existing electrical
3 power line connections are. Extending the porch in the other direction would not improve the usefulness
4 of the porch. Denying the variance would not allow them to improve the use and functionality for the
5 home. Bringing the porch to 8 feet is more in line with modern building requirements. The change
6 would not be noticeable on the street because many other homes on the street are in the setback.
7

8 **Mr. Newlove was appointed voting privileges for this hearing.**
9

10 The Board discussed the options to change the electrical connections. The applicants have not
11 investigated conduits for power lines to improve the electrical connections. They discussed changing the
12 entrance to the house. The entrance to the house, as it exists makes sense and she would like to keep it
13 that way. The roof would be reconstructed, and it would remain under the windows where it already
14 exists.
15

16 **Chair Koppenheffer opened the Public Hearing. No one came forward and the Chair closed the**
17 **Public Hearing.**
18

19 The Board discussed the reasonableness of the application. Some Members believe the electrical
20 connections are a hardship because these old houses have old systems that would be difficult to change.
21 The foundation, tree removal and the electrical service prevent other viable options.
22

23 ***Mr. Newlove MOVED On June 7 and July 6, 2021, at duly-noticed meetings of the Lebanon Zoning***
24 ***Board of Adjustment, there appeared Laurie Pauli regarding 46 Eldridge Street (Tax Map 91, Lot 33),***
25 ***zoned R-3. Applicant requests a Variance from Section 310.3 of the Zoning Ordinance to replace the***
26 ***existing porch with a new porch that extends an additional two (2) ft. into the minimum required 20 ft.***
27 ***front setback. ZB2021-15-VAR***
28

29 **I. FINDINGS OF FACT**
30

31 Based on testimony given, application materials presented, and supporting documents submitted, the
32 Lebanon Zoning Board of Adjustment makes the following findings of fact:
33

- 34 1. The property is improved with a one-family dwelling constructed in 1920 per the City Assessor's
35 records. At 0.17 acres, it is non-conforming to the 10,000 sq. ft. minimum lot size required for
36 Class 1 lots in the R-3 District. According to the application materials, the home is currently
37 located 18.5 ft. from the front lot line, which is non-conforming to the minimum 20 ft. front yard
38 required for Class 1 lots in the R-3 District.
39
- 40 2. The applicant proposes to construct a new front porch that will be located 2 ft. closer to the front
41 lot line than the existing porch. The proposal will result in a front setback of 16.5 ft., thereby
42 increasing the front yard non-conformity by two (2) ft.
43
- 44 3. In the R-3 District, Class 1 lots must maintain a minimum front yard of 20 ft., per Section 310.3
45 of the Zoning Ordinance. Therefore, a Variance is required to permit construction of the proposed
46 porch, which will encroach approximately two (2) ft. further into the front yard than the existing
47 porch.
48
- 49 4. To obtain the requested Variance from Section 310.3, the applicant must demonstrate compliance
50 with each of the five variance criteria as set forth in Section 801.2 and NH RSA 674:33, I(b). The

applicant has submitted testimony addressing the Section 801.2 Variance criteria in an application received by the Planning and Development Department on May 3, 2021.

5. No one spoke for or against the application.

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Board concludes the following with respect to the Variance criteria set forth in Section 801.2 of the Zoning Ordinance:

1. The variance **will not** be contrary to the public interest. (Section 801.2.A.1)
2. The spirit of the ordinance **is** observed. (Section 801.2.A.2)
3. Substantial justice **is** done. (Section 801.2.A.3)
4. The values of surrounding properties **are not** diminished. (Section 801.2.A.4)
5. Literal enforcement of the provisions of the ordinance **would** result in an unnecessary hardship. Owing to **[the following]** special conditions of the property that distinguish it from other properties in the area (Section 801.2.A.5.a):

The foundation, tree removal and electric service prevent other viable options.

- i. There **is not** a fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property. (Section 801.2.A.5.a.i)
- ii. The proposed use **is** a reasonable one. (Section 801.2.A.5.a.ii)

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this **6th day of July, 2021**, hereby **GRANTS** the requested Variance from Section 310.3 of the Zoning Ordinance, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The applicant shall obtain a building permit.

The Board added Finding of Fact #5, and specification of hardships under Conclusions of Law #5, as stated above.

Seconded by Mr. Katz.

****The Vote on the Motion was unanimously approved (5-0).***

- B. **Jacqueline Minard, Trustee, 78 Mascoma Street (Tax Map 106, Lot 67) and 82 Mascoma Street (Tax Map 106, Lot 67, Plot 701), zoned R-3:** The applicant proposes to subdivide the property into two parcels, one of which will be +/-8,414 sq. ft. in size. To allow the proposed subdivision, the applicant requests a Variance from Article II, Section 202 (prohibiting the reduction of lot area to less than the minimum required) and from Article III, Section 309.3 of the

Zoning Ordinance (requiring a minimum lot size of 10,000 sq. ft. for Class 1 lots in the R-3 District). **ZB2021-09-VAR - Continued from June 7, 2021**

Vice Chair Mercer recused herself.

Mr. Newlove and Mr. McDonough were given voting privileges for this hearing.

Chris Rollins, land surveyor, appeared on behalf of the applicant. Ms. Minard owns the property, and it contains two separate dwellings. It has been in her family for over 100 years. She resides in one dwelling, 78 Mascoma Street and has rented out the other dwelling. She would like to sell the dwelling at the end of Myers Way, which is 82 Mascoma Street. The tenants have never used the yard near the owners dwelling. She would like to continue to use the lilac hedge as the boundary between the two properties. This would make the new lot 8200 square feet, which is larger than neighboring lots. There is enough area to make two lots 10,000 square feet each. This is not an issue that conforming lots cannot be made, but it is not the way the land has been used over the last decades and it is not what the owner would like to do. The Board suggested it could be possible to license the use of part of the property, but that could raise issues with future owners.

The hardship she is claiming is that she wants to maintain the existing yard of what she has used for many years. If she subdivides the property, she wants to make it an 8200 square foot yard. The Board discussed that this may not be a hardship of the land.

Chair Koppenheffer opened the Public hearing. Hearing no one from the Public, the Public Hearing was closed.

Originally the lot line was established many years ago, but that no longer meets the current requirements. Because it has been considered two parcels, as they exist, it is difficult. The ordinance can be complied with, and it should be followed. It could be conditioned during the sale in some way with a conveyance or an easement. A hardship has to pertain to a parcel of land, not to an individual.

Mr. Katz MOVED On July 6, 2021, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared Chris Rollins, LLS, on behalf of Jacqueline Minard, Trustee, regarding 78 Mascoma Street (Tax Map 106, Lot 67), zoned R-3. The applicant proposes to subdivide the property into two parcels, one of which will be +/-8,414 sq. ft. in size. To allow the proposed subdivision, the applicant requests a Variance from Article II, Section 202 (prohibiting the reduction of lot area to less than the minimum required) and from Article III, Section 310.3 of the Zoning Ordinance (requiring a minimum lot size of 10,000 sq. ft. for Class 1 lots in the R-3 District). ZB2021-09-VAR

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. The property is an “L”-shaped, 0.49-acre property with frontage on Mascoma Street and on Myers Way, and is improved with two principal buildings:
 - a. a +/-2,272 sq. ft. (finished) two-family dwelling constructed in 1900, per the City assessing records (a conforming use in the R-3 District), having an address of 78 Mascoma Street; and

- b. a +/-2,108 sq. ft. (finished) multi-family dwelling constructed in 1860, per the City assessing records (a non-conforming use in the R-3 District), having an address of 82 Mascoma Street.

As such, the property is non-conforming to Section 205 of the Zoning Ordinance which provides that there shall be only one principal structure on a lot in the residential zoning districts.

2. As shown on the plat prepared by Rollins Land Survey, dated February 11, 2021, and submitted with the application materials, the applicant proposes to create two lots:
 - a. Lot 1 (to contain 78 Mascoma Street) with a size of +/-12,975 sq. ft.; and
 - b. Lot 2 (to contain 82 Mascoma Street) with a size of +/-8,414 sq. ft.
3. In the R-3 District, Class 1 lots (i.e. lots that are served by municipal sewer) require a minimum lot size of 10,000 sq. ft. per Section 310.3 of the Zoning Ordinance. Moreover, Section 202 of the Zoning Ordinance provides that, “[t]he configuration of a lot shall not be altered so that the area, yards, lot width, frontage, coverage or other requirements of this Ordinance are less than the minimums required herein.” Therefore, a Variance is required from Sections 202 and 310.3 to allow proposed Lot 2 (which will contain 82 Mascoma Street) to have a size of 8,414 sq. ft. where 10,000 sq. ft. is the minimum required.
4. To obtain the requested Variance from Sections 202 and 310.3, the applicant must demonstrate compliance with each of the five variance criteria as set forth in Section 801.2 and NH RSA 674:33, I(b). The applicant has submitted testimony addressing the Section 801.2 Variance criteria in an application received by the Planning and Development Department on March 29, 2021.
5. No one from the Public spoke either for or against the application.

II. CONCLUSIONS OF LAW

As a result of the above findings of fact and based on testimony given, application materials presented, and supporting documents submitted, the Board concludes the following with respect to the Variance criteria set forth in Section 801.2 of the Zoning Ordinance:

1. The variance **will not** be contrary to the public interest. (Section 801.2.A.1)
2. The spirit of the ordinance **is not** observed. (Section 801.2.A.2)
3. Substantial justice **is** done. (Section 801.2.A.3)
4. The values of surrounding properties **are not** diminished. (Section 801.2.A.4)
5. Literal enforcement of the provisions of the ordinance **would not** result in an unnecessary hardship. Owing to **[the following]** special conditions of the property that distinguish it from other properties in the area (Section 801.2.A.5.a):

The landowner can achieve the desired subdivision result while conforming to the ordinance. The deviation in lot size desired was desired solely for convenience and not caused by any unnecessary hardship.

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this **6th day of July, 2021**, hereby **DENIES** the requested Variance from Sections 202 and 310.3 of the Zoning Ordinance, as set forth above and per testimony, plans, and materials submitted.

Seconded by Mr. Newlove.

**The MOTION passed (4-1).*

Vice Chair Mercer rejoined the Board.

C. Jerome Yaroshevich, 328 Poverty Lane (Tax Map 188, Lot 47), zoned RL-1: Applicant requests a Variance from Article VI, Section 610 of the Zoning Ordinance to allow an accessory dwelling to be located closer to the front property line than the existing principal dwelling. **ZB2021-17-SE**

The applicant filed for a special exception, not a variance. The Board can address this because it is governed by their rules for special exceptions. Mr. Yaroshevich appeared on behalf of the application. He would like to build the house closer to the road because the rest of the land is basically wetlands and swamp. He could not get a septic in because it was too close to the pond. The only place to put the septic system is right next to the driveway close to the house. It would be closer to the road, but there is still 125 of woods between Poverty Lane and where the septic is going to be. There would still be substantial distance in the woods to the road. He is hoping to build a dwelling for his elderly mother.

Mr. McDonough was appointed voting privileges for this hearing.

The land was evaluated by a wetlands specialist when he applied for the permit for the septic design. The viability of a perk test was evaluated when they applied for the permit.

Chair Koppenheffer opened the Public Hearing. Hearing no one, the Public Hearing was closed.

The application is reasonable, and the land has extreme limitations.

Vice Chair Mercer MOVED On July 6, 2021, at a duly-noticed meeting of the Lebanon Zoning Board of Adjustment, there appeared Jerome Yaroshevich regarding 328 Poverty Lane (Tax Map 188, Lot 47), zoned RL-1: Applicant requests a Special Exception pursuant to Article VI, Section 610 of the Zoning Ordinance to allow an accessory dwelling to be located closer to the front property line than the existing principal dwelling. ZB2021-17-SE

I. FINDINGS OF FACT

Based on testimony given, application materials presented, and supporting documents submitted, the Lebanon Zoning Board of Adjustment makes the following findings of fact:

1. The property is a +/-5.1 acre lot with over 600 ft. of frontage on Poverty Lane, and is improved with a +/-2,252 sq. ft. (finished) one-family dwelling setback approximately 300 ft. from the Poverty Lane edge of pavement. The applicant proposes to construct a detached accessory dwelling unit in the front yard between the existing principal dwelling and the property's front lot line, as depicted on the sketch provided with the application. According to the application materials, the ADU will be located approximately 175 ft. off Poverty Lane.

2. An accessory dwelling unit (ADU) is a permitted use in the RL-1 District, subject to the criteria set forth in Section 610 of the Zoning Ordinance. Section 610.I provides that: “All new or altered structures, intended to be used as an ADU, must be located behind the building line of the existing principal building except by special exception if the Zoning Board finds that the placement of the ADU on the lot will not adversely affect the character of the neighborhood; traffic on roads and highways; safety of pedestrians, and will not create a hazard or nuisance to abutting property owners.”
3. Here, the applicant proposes to locate the ADU in between the principal dwelling and the front lot line and, therefore, requires a Special Exception pursuant to Section 610.I.
4. In order to grant a Special Exception to allow the proposed ADU to be located in front of the building line of the existing principal building at the subject property, the Board must determine that the proposal meets the Special Exception criteria, set forth in Section 801.3 of the Zoning Ordinance. The applicant submitted testimony addressing the Section 801.3 criteria in an application submitted to the Planning and Development Department.
5. No one from the Public spoke for or against the application.

II. CONCLUSIONS OF LAW

1. The Special Exception is specifically authorized by Section 610.I of the Zoning Ordinance. (Section 801.3.A)
2. The following special conditions/requirements of Section 610.I **are** met (Section 801.3.B):
 - The placement of the ADU on the lot will not adversely affect the character of the neighborhood; traffic on roads and highways; safety of pedestrians and will not create a hazard or nuisance to abutting property owners. (Section 610.I)
3. There **are no** existing violations of the Zoning Ordinance on the property that the granting of the Special Exception would not remedy. (Section 801.3.C) *Staff is not aware of any Zoning Ordinance violations on the property.*
4. The character of the area **will not** be adversely affected. (Section 801.3.D)
5. **No** hazard or nuisance will be created. (Section 801.3.E)
6. The capacity of existing or planned community facilities and services (including streets and highways) **will not** be adversely impacted. (Section 801.3.F)
7. The granting of the Special Exception **will not** result in undue municipal expense. (Section 801.3.G)
8. The proposed Special Exception **will** be developed in a manner compatible with the spirit and intent of the ordinance. (Section 801.3.H)
9. The general welfare of the City **will** be protected. (Section 801.3.I)

III. DECISION

Now therefore be it resolved, the Lebanon Zoning Board of Adjustment, on this 6th day of July, 2021, hereby **GRANTS** the requested Special Exception per Section 610.I of the Zoning Ordinance to allow a proposed detach accessory dwelling unit (ADU) to be located in front of the building line of the existing principal building at 328 Poverty Lane (Tax Map 188, Lot 47), zoned RL-1, as set forth above and per testimony, plans, and materials submitted, and per the following conditions:

1. The applicant shall obtain a building permit and a certificate of occupancy.

Seconded by Mr. Patterson.

**The Vote on the Motion was unanimously approved (5-0).*

4. REQUEST FOR A REHEARING

- A. **Ohana, LLC, 83 NH Route 4A (Tax Map 98, Lot 7), zoned RL-2:** Motion by Robert & Alice Marchione, abutters to the subject property, requesting a rehearing of a Special Exception per Article VII, Section 702.5 of the Zoning Ordinance, granted by the Zoning Board on June 7, 2021, allowing the expansion of the current non-conforming “seasonal” restaurant use to year-round use. **ZB2021-05A-SE**

Mr. Marchione appeared on behalf of the request.

Mr. Newlove was appointed voting privileges for this request.

The Chair reminded everyone that there is no testimony at the request for a rehearing. The Board merely votes on whether they should grant a new hearing. There is no legal argument regarding the parking on the street and the town does not intend to change the parking. There are some things in the recent request for a rehearing packet from Mr. Marchione that do not pertain to the application, but there is concern regarding the limitations of backing up on the road. There are no blind corners and thus it is not a safety issue.

Mr. Katz MOVED to deny rehearing.

Seconded by Mr. Patterson.

**The Vote on the Motion was unanimously approved (5-0).*

- B. **XYZ Dairy, LLC, 215-217 N. Main Street (Tax Map 21, Lot 1), zoned RL-2:** Motion to rehear an appeal made pursuant to Article VII, Section 702.2 of the Zoning Ordinance, approved by the Zoning Board on May 18, 2021, to allow the resumption of a discontinued non-conforming use of the subject property. **ZB2021-12A-AAD**

No new evidence will be heard. Chair Koppenheffer referred to the packet of information. The motion was filed by Chet Clem, not Attorney Hastings, which is permissible. The information on pages 3-7 are emails that came about after a phone call between Attorney Hastings and Mr. Corwin. In the interest of openness, Mr. Corwin felt obligated to send a copy of the draft motion, the proposed decision, because Attorney Hastings asked to see it. The email on Page 6 was originally drafted and sent to Mr. Corwin on the afternoon of May 18. The Board did not see this because the Public Hearing had been closed and no further evidence could be received. They were in the deliberation and decision stage of this hearing.

Mr. McDonough was appointed voting privileges for this hearing.

The Board discussed why they would have to listen to this hearing again, because the applicant was granted what they requested. The applicants are concerned about the design of the buildings and that the Board can not make it a condition of the approval that they follow the designs they submitted. However, in many references, their application said they intended to build the homes as they submitted. They provided pictures and plans. At this point it is not logical that the applicants are not saying it was intended, that it was just an example. The Board continued to determine if there was any error in law. Staff said the applicant submitted a 13-page package for the Board today.

Mr. Newlove MOVED to deny the rehearing.

Seconded by Vice Chair Mercer.

****The Vote on the Motion was denied (3-2).***

4. OTHER BUSINESS

A. Discussion re: proposed amendment to Rules of Procedure to Add Rules of Decorum

The Board discussed how they would like to proceed. The rules are not binding, rather advisory or suggestive only, and not subject to disciplinary or punitive actions. It is not appropriate to have this holding over the Board. This is a solution in search of a problem. Rules that are not enforceable are not rules. The Board could rely on the document in the future for educating new Board members.

Mr. Katz MOVED to decline to adopt the amendment to the Rules of Procedure.

Seconded by Mr. Patterson.

****The Vote on the Motion was unanimously approved (6-0).***

The vote was by all Members who are present and alternates.

5. STAFF COMMENTS

Tonight is Mr. Patterson's last Zoning Board meeting. He is moving out of the City of Lebanon. He has been a member for 8 years, since 2013. The Board thanked him for his service and gave him a round of applause and appreciation.

6. ADJOURNMENT

Mr. Patterson MOVED to adjourn the meeting at 8:32 PM.

Seconded by Mr. Katz.

****The Vote on the Motion was unanimously approved (5-0).***

Respectfully submitted,

Linda Billings

Recording Secretary

**Agenda
Zoning Board of Adjustment
August 2, 2021**

**Agenda Item #3A
Public Hearing Items**

**DIV South Main Street, LLC,
200 South Main Street
(Tax Map 114, Lot 5),
zoned GC
ZB2021-18-VAR**



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

ZONING BOARD OF ADJUSTMENT

August 2, 2021 Meeting

Staff Memorandum – ZB2021-18-VAR

APPLICATION INFORMATION

Agenda Item:

3.A

Application Type:

Variance from Section 608.4 to allow additional sign area

Location:

200 South Main Street (Tax Map 114, Lot 5)

Applicant/Property Owner:

DIV South Main Street, LLC

Zoning District:

GC

Previous ZBA Action (since 1995):

Special Exception for additional sign denied on 6/1/98

Other Approvals Required:

Building Permit

Attachments:

- Application (19 pages total)

HEARING NOTICE

DIV South Main Street, LLC, 200 South Main Street (Tax Map 114, Lot 5), zoned GC: Applicant requests a Variance from Section 608.4.A.1 of the Zoning Ordinance to install additional building signage. The total proposed sign area for the property exceeds the maximum sign area allowed under Section 608.4.A.1. ZB2021-18-VAR

BACKGROUND & PROPOSAL

The subject property is improved with a single-story commercial building occupied by a variety of retail tenants (a detached restaurant also occupies the property). As described in the application materials, a large portion of the building was previously occupied by K-Mart. That portion of the building is currently undergoing renovations and is proposed to be occupied by two new retail tenants (Target and Sierra) and a future third tenant. A CVS pharmacy and Starbucks coffee shop will be contained within the Target store. As described in the application materials, the applicant's proposed sign area for the proposed tenants and future third tenant exceeds the total sign area for the prior K-Mart use, and exceeds the total maximum sign area permitted for the building per Section 608 of the Zoning Ordinance.

ZONING ORDINANCE REQUIREMENTS

The total permitted sign area for the subject building is the greater of:

1. The product of the following formula: [linear width, or frontage, of the principal facade in feet] multiplied by 0.8 = [x] square feet (Sec. 608.4.A.1.a.i); or
2. The product of the following formula: [total area of the principal façade] multiplied by .05 = [x] square feet (Sec. 608.4.A.1.a.i); or
3. the total sign area of all existing legal signs on the building as of January 20, 2021. For any vacant tenant spaces as of January 20, 2021, the sign area utilized by the immediate prior tenant may be included (Sec. 608.4.A.1.e.ii).

It is undoubtedly the case that between the existing and proposed sign area, and regardless of which of the three calculations above are utilized, a Variance is needed to allow the total sign area for the building to exceed the maximum permitted under Section 608.4.A of the Zoning Ordinance. As of the writing of this memo, staff is still working with the applicant to determine the precise amount of sign area that is permitted for the building and will present the final calculation at the August 2nd hearing.

cc: Mark Bush, DIV South Main Street, LLC (via e-mail)

**CITY OF LEBANON
APPLICATION FOR**

SPECIAL EXCEPTION	☐	☐	SITE PLAN REVIEW
VARIANCE	☒	☐	SUBDIVISION
MOTION FOR REHEARING	☐	☐	LOT LINE ADJUSTMENT
APPEAL OF AN ADMIN. DECISION	☐	☐	CONDITIONAL USE PERMIT

☐ OTHER _____

PROPERTY OWNER (APPLICANT):

NAME: DIV SOUTH MAIN STREET LLC TEL.#: 617-451-1300

MAILING ADDRESS: 125 High Street, Suite 2111, Boston, MA 02110

E-MAIL ADDRESS: mbush@thedaviscompanies.com

CO-APPLICANT, AGENT, OR LESSEE:

NAME: Gary McCoy (Poyant Signs) and Tony Lafo (American Sign) TEL.#: 508-328-1457 & 203-624-2991

MAILING ADDRESS: 125 Samuel Barnet Blvd. New Bedford, MA & 614 Ferry St. New Haven, CT

E-MAIL ADDRESS: gmccoy@poyantsigns.com & tony@americansigninc.com

PROJECT LOCATION:

TAX MAP #: 114 LOT#: 5 PLOT #: 114 ZONE: GC

STREET ADDRESS OF PROJECT: 200 South Main Street

IS THIS PROPERTY LOCATED IN THE: **WETLANDS** ☐ YES ☐ NO **HISTORIC DISTRICT** ☐ YES ☐ NO
FLOOD PLAIN ☒ YES ☐ NO

SCOPE OF PROJECT: Owner, Poyant Signs (representing Target), and American Sign (representing Sierra), are filing a joint

variance application to increase allowed signage on the former Kmart storefront. The former Kmart premises is being split into three smaller retail units and each unit will require its own signage vs. the single Kmart sign that used to be affixed to the facade.

TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL

IF USE IS **COMMERCIAL** OR **INDUSTRIAL**, PLEASE NOTE **SPECIFIC**

USE: Retail

SIGNATURE BLOCK:

FOR PLANNING BOARD APPLICATIONS ONLY: I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on August 2nd, 2021, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY

OWNER:

DATE: July 15, 2021

NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW: I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY

OWNER:

DATE:

DATE RECEIVED	FILE # (MAP/LOT)	APPLICATION #	FEE - \$ AMOUNT	DATE PAID	VOUCHER #
7/15/2021	114-5	2B2021-			

18-VAR

(Last Revised 4/04/18)

August 2, 2021 ZBA Meeting
Cover Letter to Statement of Support
Request for Variance – Allowable Signage
200 South Main Street, West Lebanon, NH

DIV South Main LLC (Plaza Owner), Poyant Signs (representing Target Corporation), and American Sign (representing Sierra (TJX Companies)), the “Applicants”, are jointly applying for a sign Variance under Section 608.4.A.1 of the Zoning Ordinance. A Variance will allow Target, Sierra and a future small shop tenant adequate and reasonable storefront signage for their individual spaces. Literal enforcement of the Ordinance does not provide enough signage area for the retailers in the plaza so as to be visible and legible by the public at ordinary distances approaching in a motor vehicle or by public transportation. Please reference the accompanying rendering of the former Kmart façade showing the three, new, distinct retailer storefronts.

Kmart occupied approximately 106,000 square feet of space in the shopping center. There are not many retailers of that size in existence today that are not already in the West Lebanon market, i.e., Walmart & BJ’s. Given the smaller footprint of retailers, we had to split the Kmart box up in order to attract tenants that wanted to locate in the market. Because each retailer requires their own signage, we are applying jointly to seek relief rather than approaching the Board individually or piecemeal. Kmart’s former storefront contained their main sign which measured 101.25 square feet (SF), a pharmacy sign that measured 50 SF, a sign for Little Caesar’s Pizza measuring 30 SF, and a sign for Sears Appliances measuring 24 SF for a total area measurement of 205.25 SF of storefront signage. The linear span of the former Kmart façade is approximately 450’ and contains approximately 7,875 SF of surface area (450’ x 17.5’).

Across the same façade area, Target is proposing a main sign measuring 99.87 SF, a CVS pharmacy sign measuring 42 SF, totaling 141.87 SF of signage, plus a Target bullseye logo of 64 SF bringing their storefront signage request to 205.87 SF. In addition, Target is seeking to install a smaller bullseye logo of 52 SF on the south side of the building facing I-89 similar to other highway facing signs such as HomeGoods, 99 Restaurant and the UPS Store, among others. Including the 52 SF south-facing logo, Target is seeking to install 257.87 SF of new signage. Please reference the accompanying sign package by Poyant Signs dated April 29, 2021.

Adjacent to Target, Sierra is proposing a main sign on their new storefront measuring 160.37 SF which includes their mountain/river logo. Please reference the accompanying sign package by American Sign dated July 20, 2021. Lastly, Owner is seeking pre-approval for 50 SF of signage area to be allocated to the small new tenant space being created to the left or south of Sierra nearest I-89. Owner is actively marketing the space to prospective users. This pre-approval will eliminate the need for a future tenant to come back before the Board seeking relief to install any amount of signage.

When added together, the Applicants are seeking relief/approval of 416.24 SF of signage across the same façade area that single-tenant Kmart had 205.25 SF of signage on, a difference of 210.99 SF. Including the 52 SF south-facing logo that Target is seeking to install, the grand total relief request is 468.24 SF of new signage.

A literal reading of the Ordinance would not allow any further signage in the shopping center, or “Strip Plaza” as defined in the Ordinance. The “Principal Façade”, when adding the approximate 50’ of linear façade in front of JoAnn Fabrics that is on the same plane as the former Kmart façade, gets you a Principal Façade linear measurement of approximately 500’. At 17.5’ in height, that would equate to 8,750 SF of total façade area.

When calculating the Maximum Allowed Sign Area, the area calculation on the City of Lebanon Worksheet & Checklist for the Installation of Signs, option 2.a. is the most favorable: 8,750 SF of Principal Façade multiplied by .05 = 437.50 SF of allowable signage. The plaza today has an existing and approved storefront signage inventory of 463.63 SF across eight open and operating tenants. Literal enforcement of the Ordinance would not allow another SF of signage in the plaza.

We believe Section 608.4.A.1.d “Strip Plazas” within the Ordinance provides for the Applicant to proceed with all of the new signage by right with agreement from the Board to consider the entire façade that faces “interior to the lot” to be the Principal Façade. The Section states:

- d. Strip Plazas. For purposes of calculating maximum permitted **sign area** pursuant to Section 608.4.A.1.a, a **façade** of a **strip plaza** that faces interior to the **lot** may be considered the **principal façade** in place of any other **principal façade**.

Given the L-shape of the plaza and our large wrap-around parking lot, all sections of the façade face our parking lot. The words in the above section “may be considered” provides Applicants consideration by the Board to substitute all of the façade area that faces the parking lot to be the Principal Façade. The photograph below clearly depicts that each façade section does in fact, face interior to the lot.



If consideration is given and it is agreed that the alternate definition of Principal Façade is used, the Maximum Allowed Sign Area calculations would be as follows:

B. MAXIMUM ALLOWED SIGN AREA

1. The linear width of the *principal façade* of the *principal building* on the *lot* is 1,342 feet.
 - a. The linear width multiplied by 0.8 = 1,073.60 square feet.
2. The size (area) of the *principal façade* of the *principal building* on the *lot* is 25,555 square feet.
 - a. The area/size of the *principal façade* multiplied by 0.05 = 1,277.75 square feet.
3. The maximum allowed *sign area* for the *principal building* is the larger number in 1.a and 2.a.

The proposed total new signage of 468.24 SF. Even when added to the existing sign inventory of 463.63 SF, it is well within the allowable area in either 1.a or 2.a.

If the Board does not allow the alternate definition of Principal Façade after consideration, then the Applicants ask for total relief of 468.24 of additional signage at the plaza to accommodate the two new tenants and one future tenant.

SUPPORT STATEMENT FOR A VARIANCE

Amended as to comply with amended State statute and intent statement*

CITY OF LEBANON, NEW HAMPSHIRE_

Variance Standards: RSA 674:33 Effective Jan. 1, 2010

One cover application with an abutters list, required filing fee and ten copies of the site plan (if larger than 8 ½ in. x 11in.) must accompany this support statement.

I (we) hereby request a variance from the terms of Article(s) VI Section(s) 608.4.A.1 of the Lebanon Zoning Ordinance.

In order to grant a Variance, the Zoning Board of Adjustment must make affirmative findings of certain conditions. Those conditions are listed below:

801.2 Variances.

A. To authorize, upon appeal in specific case, variances from the terms of this ordinance, no variance shall be granted unless each of the following conditions are met:

1. That the variance, if authorized, will not be contrary to the public interest;

The granting of a variance will not derogate from, nor be contrary to the public interest as the proposed signage will be substantially similar in type and character as other retail businesses along the Rt. 12A corridor.

2. That the variance will observe the spirit of the Ordinance.

The commercial character of the GC zone will be preserved with the granting of a variance.

3. That by the granting of the variance, substantial justice will be done;

The granting of a variance will allow the individual retailers to have their own identity as the former Kmart building is being split into three distinct tenant units. Individual tenant signage will allow the general public to more easily find the tenant locations.

4. That the variance, if authorized, will not diminish the values of surrounding properties The granting of a variance will not diminish the values of surrounding properties. and;

5. That denial of the variance would result in unnecessary hardship.

(a) In this section "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property

Literal enforcement of Section 608.4.A.1 of the ordinance does not provide adequate signage area as to be visible and legible at an ordinary distances approaching in a motor vehicle; and

(ii) The proposed use is a reasonable one.

The proposed use is reasonable as all retailers have storefront signage and the depth, size and shape of the shopping center makes storefront visibility more difficult.

(b) If the criteria in subparagraph (a) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformity with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

A variance shall expire if: (1) the use is not in place within two years of the date of issuance of a zoning permit or approval by the Zoning Board of Adjustment for a variance; or, (2) if the use is discontinued for any reason for more than two (2) years. In such cases, a new application for a variance must be completed.

****This form was amended as to comply with an amended statute and intent statement (below) contained in Senate Bill #147.***

Statement of Intent:

"The intent of [this statutory change] is to eliminate the separate 'unnecessary hardship' standard for 'area' variances, as established by the New Hampshire supreme court in the case of *Boccia v. City of Portsmouth*, 155 N.H. 84 (2004), and to provide that the unnecessary hardship standard shall be deemed satisfied, in both use and area variance cases, if the applicant meets the standards established in *Simplex Technologies v. Town of Newington*, 145 N.H. 727 (2001), as those standards have been interpreted by subsequent decisions of the supreme court. If the applicant fails to meet those standards, an unnecessary hardship shall be deemed to exist only if the applicant meets the standards prevailing prior to the *Simplex* decision, as exemplified by cases such as *Governor's Island Club, v. Town of Gilford*, 124 N.H. 126 (1983)."



DATE9/1/2020

DRAWN BYAuthor

CHECKED BYChecker

PROJECT NUMBERXXXXX.XX

SCALE1" = 50'-0"

SITE PLAN 24x36 Sheet

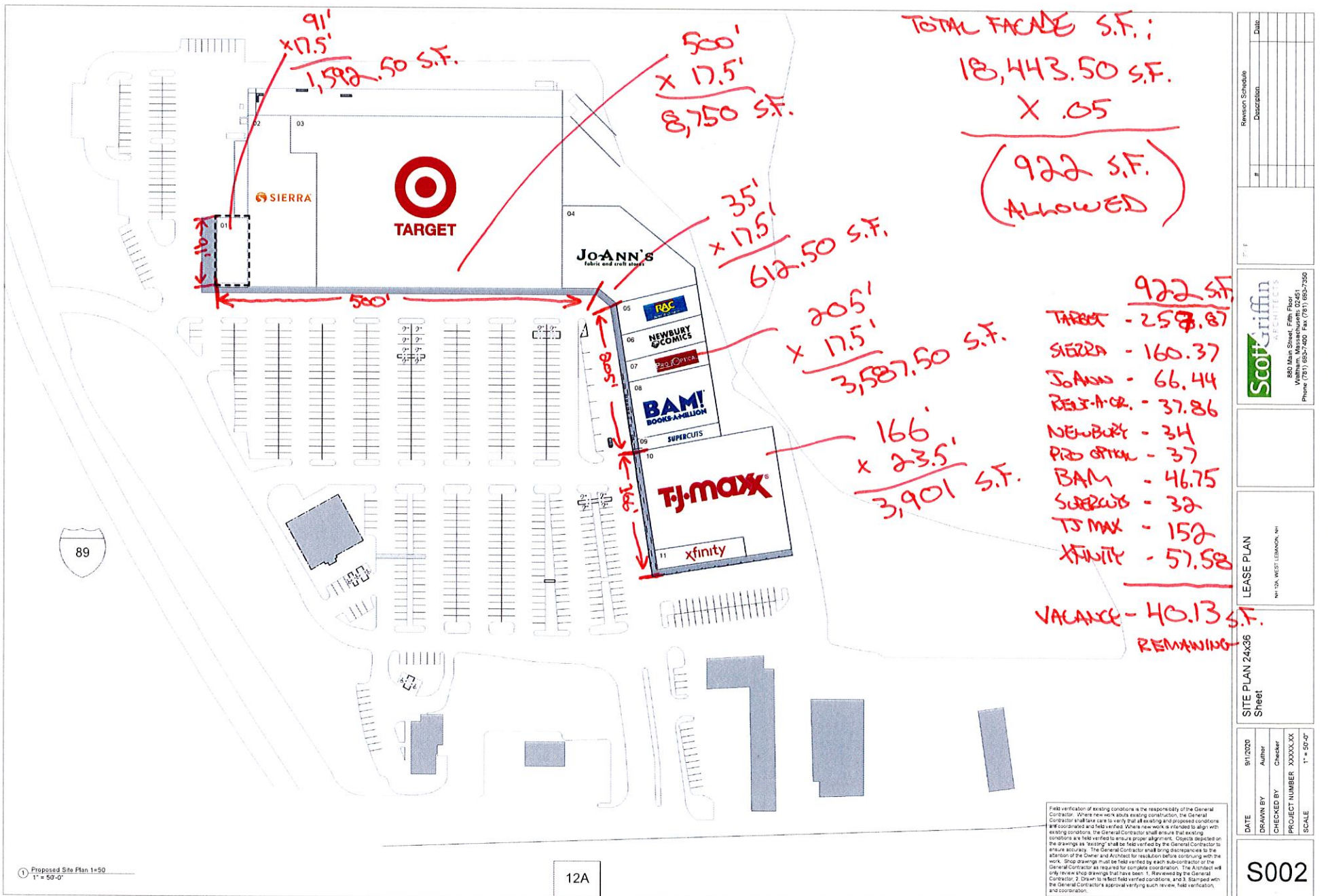
LEASE PLANNH 12A, WEST LEBANON, NH

STAMP

Scott GriffinARCHITECTS880 Main Street, Fifth FloorWaltham, Massachusetts 02451Phone (781) 693-7400 Fax (781) 693-7350

Revision Schedule		#	Description	Date

S002





DESIGN ■ MANUFACTURE ■ INSTALL ■ SERVICE
nhsigns.com ■ 603.437.1200
66 Gold Ledge Avenue, Auburn, NH 03032
FAX 603.437.1222



CLIENT: THE DAVIS COMPANY
LOCATION: W. LEBANON
DATE: 9.21.20

DESIGNER: J. Sanville
ACCT. REP DAN HUTCHINS
BY DATE / / 16

☒ DESIGN APPROVED

REVISION	NOTES	BY	TYPE
1	0/0/19	.	
2	.	.	
3	.	.	

☐ MORE INFORMATION REQUIRED
SURVEY NEEDED FOR:
☐ FINAL DRAWING AND PRICING
☐ PERITS /PRODUCTION

Please Note: it is the customers responsibility to provide primary electrical service (including ground wiring) directly from panel box, to within six feet of sign(s).
Installation to comply with N.E.C.600

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NH SIGNS OWNS THE COPYRIGHT ON ALL ORIGINAL DESIGNS ;
PLEASE CONSULT <http://www.copyright.gov/document/1967> FOR MORE INFORMATION ON THIS SUBJECT.
NH SIGNS RIGOROUSLY PURSUES COPYRIGHT INFRINGEMENTS

66.44 SQ. FT.

52" X 15'-4"



76 SQ. FT.

48" X 19'



34 SQ. FT.

34" X 12'



37.86 SQ. FT.

23.5" X 19'-4"



DESIGN ■ MANUFACTURE ■ INSTALL ■ SERVICE

nhsigns.com ■ 603.437.1200

66 Gold Ledge Avenue, Auburn, NH 03032

FAX 603.437.1222



CLIENT: THE DAVIS COMPANY

LOCATION: W. LEBANON

DATE: 9.21.20

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☒ DESIGN APPROVED
BY DATE / / 16

REVISION	NOTES	BY	TYPE
1	0/0/19	.	
2	.	.	
3	.	.	

- ☐ MORE INFORMATION REQUIRED
☐ SURVEY NEEDED FOR:
☐ FINAL DRAWING AND PRICING
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Installation to comply with N.E.C.600

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NH SIGNS RIGOROUSLY PURSUES COPYRIGHT INFRINGEMENTS



SIERRA/TARGET-WEST LEBANON, NH

ScottGriffin
ARCHITECTS

The Davis Companies



A Location Rendering
Not to Scale

Note:
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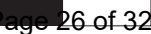
Revisions:

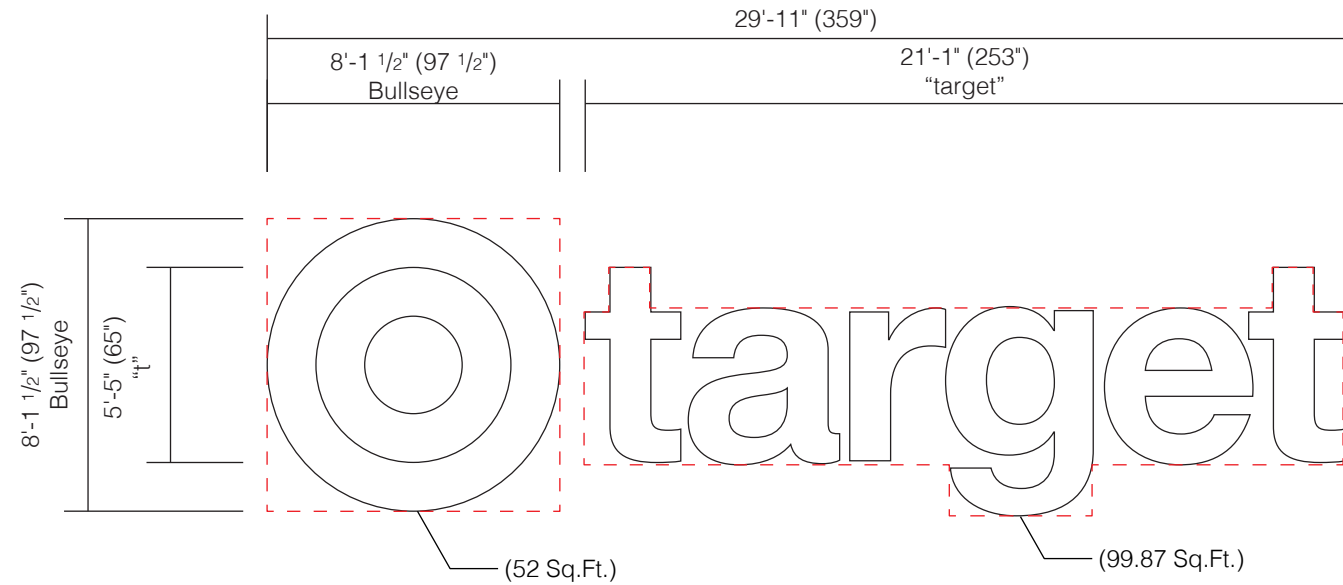
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By: _____

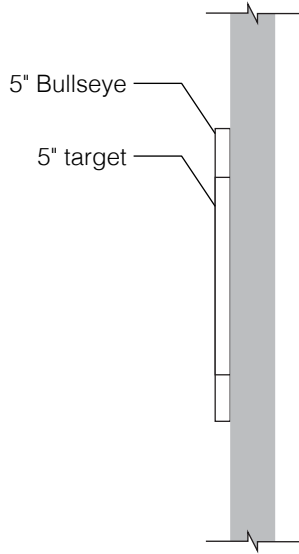
Date: _____

Location Rendering

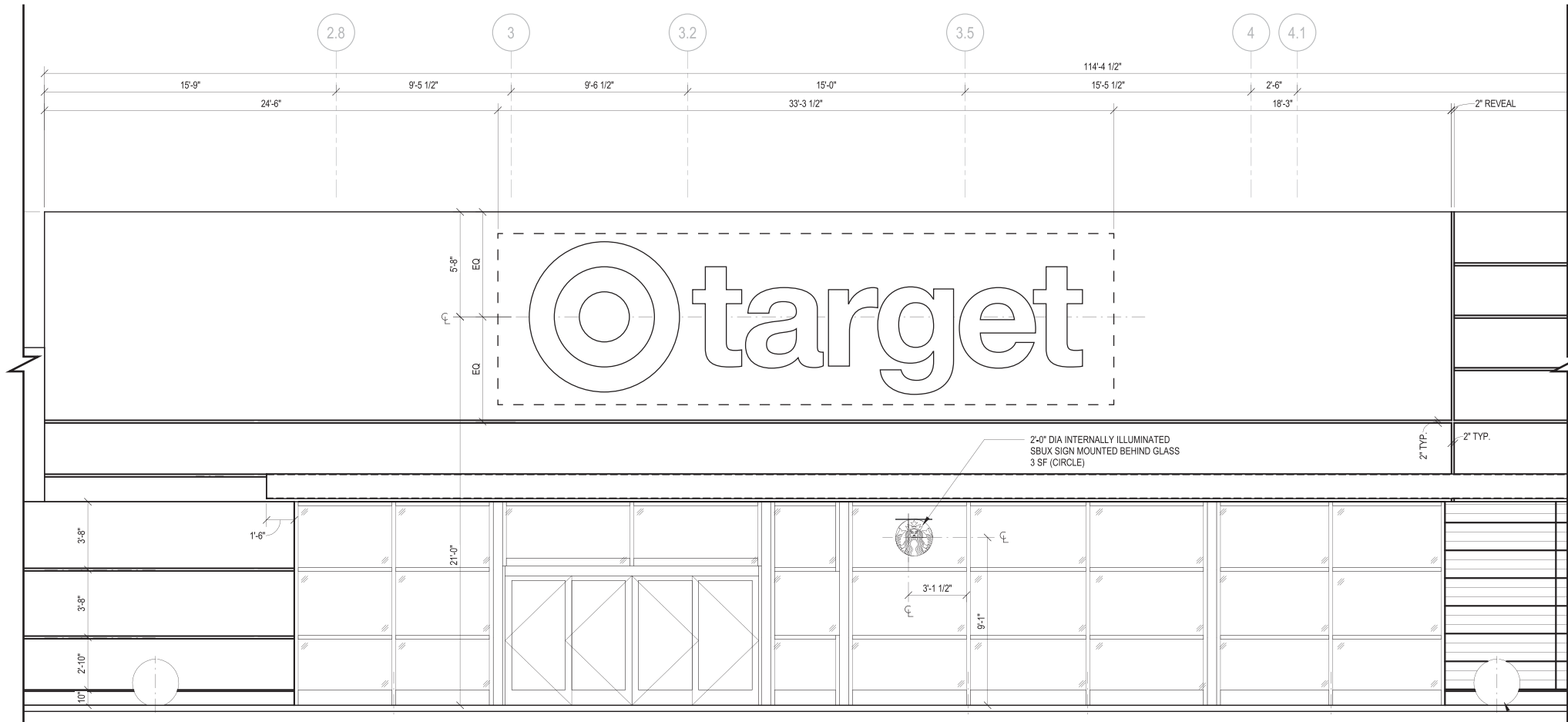




A Sign Elevation - Front View
Scale: 3/16"=1'-0"



B Sign Elevation - Side View
Scale: 3/16"=1'-0"



C Building Elevation - Front View
Scale: 1/8"=1'-0"

Specifications	
Qty = 1	151.87 Sq Ft

Face Lit Channel Letters

- Bullseye
- 3/16" White hi-impact acrylic faces (oversized sheet req'd)
 - Custom fabricated retainer .090 Alum at the face
 - 2" Deep .063 mill finish coil stock return; painted White
 - 1 1/2" x 1 1/2" x 3/16" aluminum angle clips
 - 5 1/2" White pre-finished coil stock letter returns
 - 3mm Max Metal letter back
 - White LED illumination & power supplies
 - 1/2" Aluminum spacers; unfinished

- "target"
- 3/16" White hi-impact acrylic faces
 - 1" White jewelite trim cap
 - 5 1/2" White pre-finished coil stock letter returns
 - 3mm Max Metal letter back
 - White LED illumination & power supplies
 - 1/2" Aluminum spacers; unfinished

- * Remote Wired Power Supplies
- * EFIS Fascia Material
- * Sign mounted to Plywood Blocking with Lag Screws
- * 3/4" Plywood Blocking Directly behind sign req'd by Others
- * 120V/277V Primary Electrical Service - Brought to Location by Others
- * Final Connection by Others

- VIF
- Confirm Access at Sign Location
 - Whip Length Required

Colors & Materials

Paint

- White; to Match Pre-Finished Coil Stock

Trim Cap

- 1" Jewelite - White

Coil Stock

- 5 1/2" White pre-finished



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



T3401
200 Main Street
West Lebanon, NH 03784

Project: 19053
Target T3401

Sales: Gary McCoy
Date: 2.1.2021
Designer: JN

Note:
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Revisions:
4/13/21 JN R2 - revise per GM Markup



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

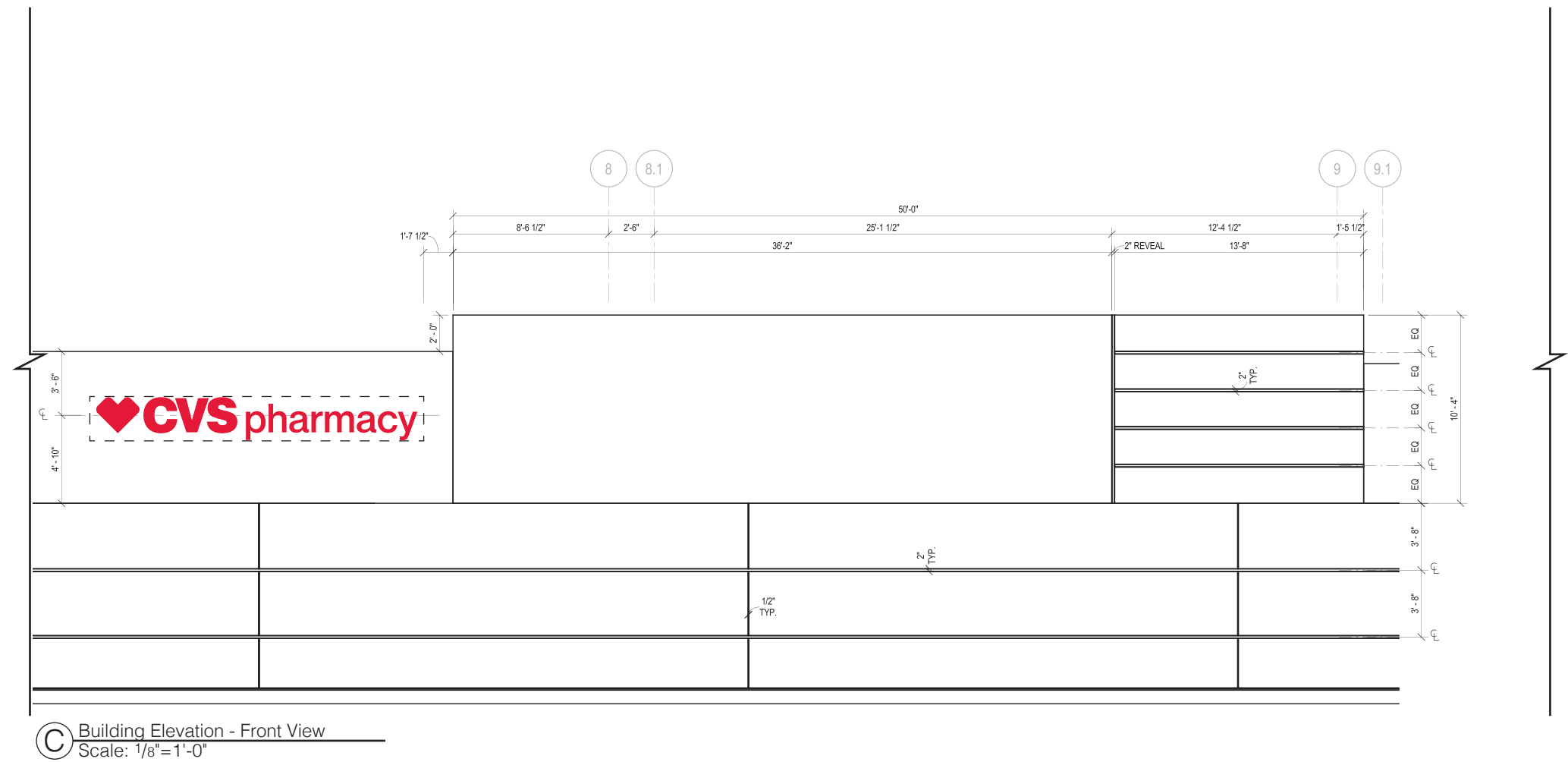
Date:

Face Lit Channel Letters
Non-Standard Set

Option A

Sign Type 19053.1A-R2

1A.1
1 of 1



Specifications	
Qty = 1	42.00 Sq Ft

Face Lit Channel Letters

- 3/16" Red acrylic faces
- 1" Red jewelite trim cap
- 5" Red pre-finished coil stock letter returns
- 3mm Max Metal letter back
- Red LED illumination & power supplies

- * Remote Wired Power Supplies
- * EFIS Fascia Material over CMU Block Wall
- * Sign mounted to Plywood Blocking with Lag Screws
- * 3/4" Plywood Blocking Directly behind sign req'd by Others
- * 120V/277V Primary Electrical Service - Brought to Location by Others
- * Final Connection by Others

- VIF
- Confirm Access at Sign Location
 - Whip Length Required

Colors & Materials

Acrylic

Red - Chemcast #2793

Trim Cap

1" Jewelite - Red

Coil Stock

5" Hunter Red pre-finished



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



T3401
200 Main Street
West Lebanon, NH 03784

Project: 19053
Target T3401

Sales: Gary McCoy
Date: 2.1.2021
Designer: JN

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Revisions:
4/29/21 JN R3 - add Sq Ft Rectangle

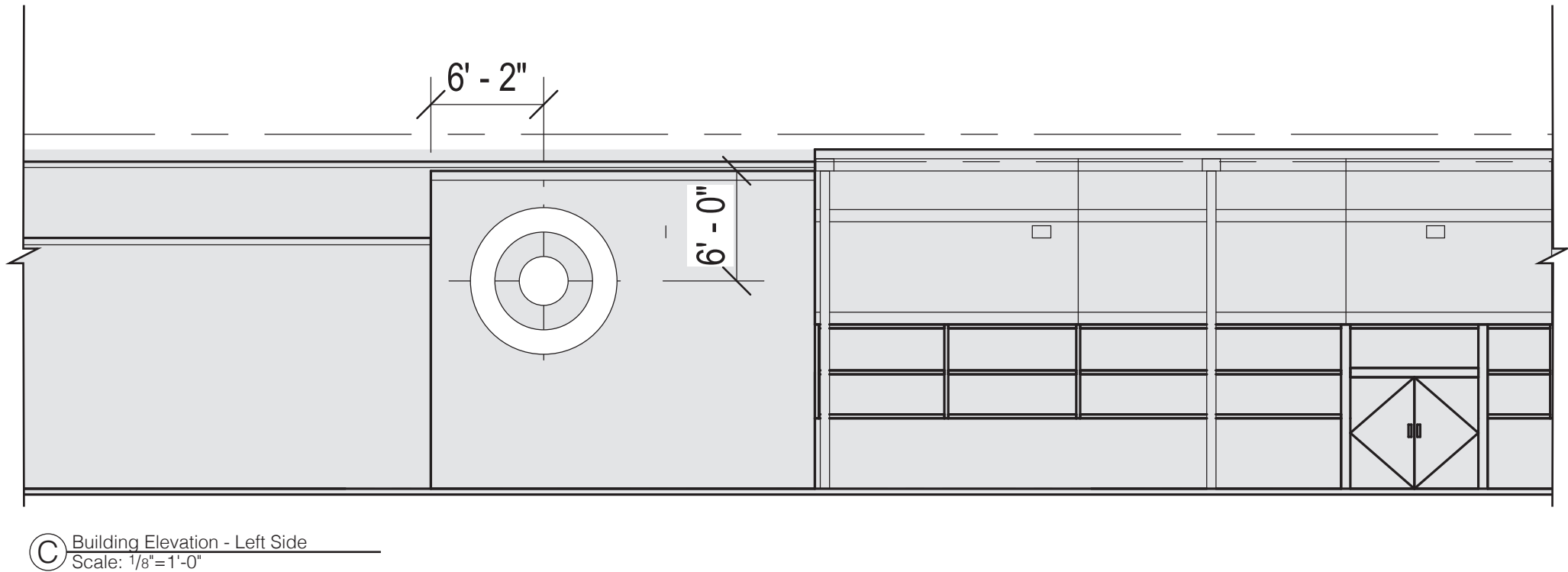
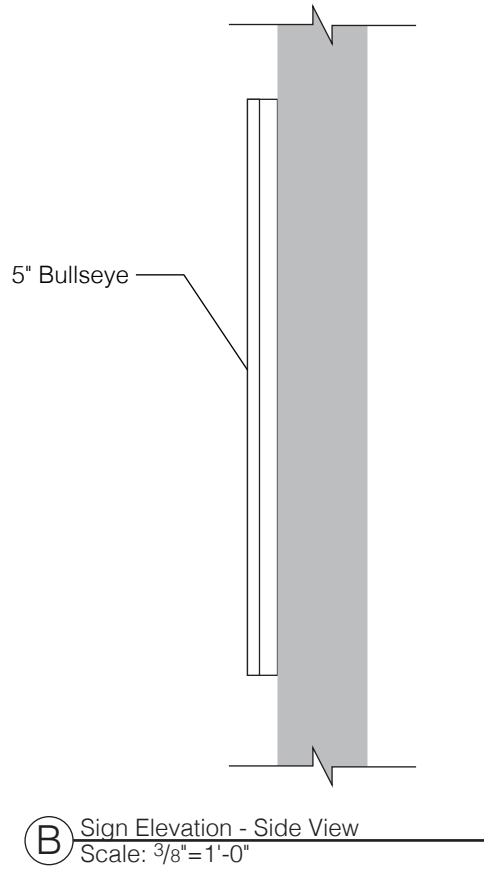
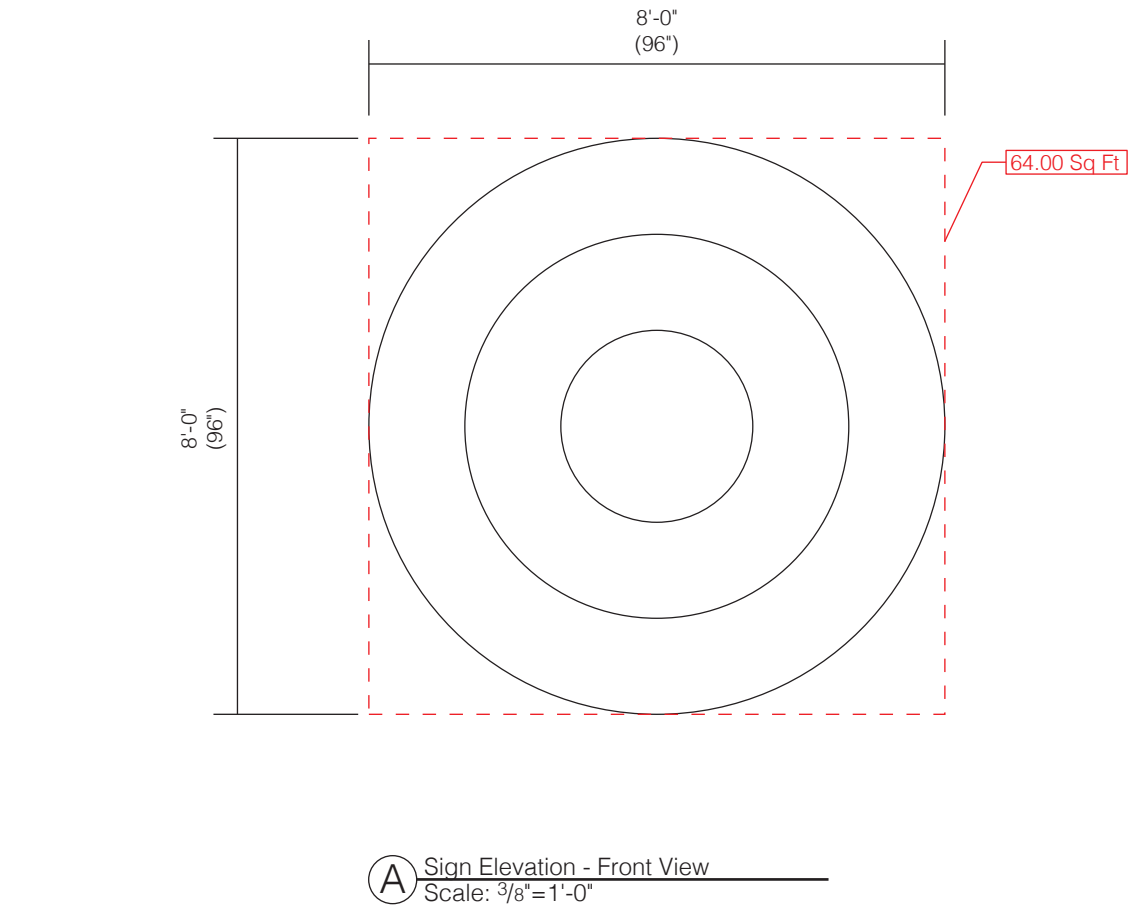
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Face Lit Channel Letters
IL-22-CL-L

Option A



Specifications	
Qty = 1	64.00 Sq Ft

Face Lit Channel Letters

- Bullseye**
- 3/16" White hi-impact acrylic faces (oversized sheet req'd)
 - Custom fabricated retainer .090 Alum at the face
 - 2" Deep .063 mill finish coil stock return; painted White
 - 1½" x 1½" x 3/16" aluminum angle clips
 - 5½" White pre-finished coil stock letter returns
 - 3mm Max Metal letter back
 - White LED illumination & power supplies
 - ½" Aluminum spacers; unfinished

- * Remote Wired Power Supplies
- * EFIS Fascia Material
- * Sign mounted to Plywood Blocking with Lag Screws
- * 3/4" Plywood Blocking Directly behind sign req'd by Others
- * 120V/277V Primary Electrical Service - Brought to Location by Others
- * Final Connection by Others

- VIF**
- Confirm Access at Sign Location
 - Whip Length Required

Colors & Materials

- Paint**
- ☐ White; to Match Pre-Finished Coil Stock
- Trim Cap**
- ☐ 1" Jewelite - White
- Coil Stock**
- ☐ 5½" White pre-finished



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



T3401
200 Main Street
West Lebanon, NH 03784

Project: 19053
Target T3401

Sales: Gary McCoy
Date: 2.1.2021
Designer: JN

Note:
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Revisions:
4/29/21 JN R3 - add Sq Ft Rectangle

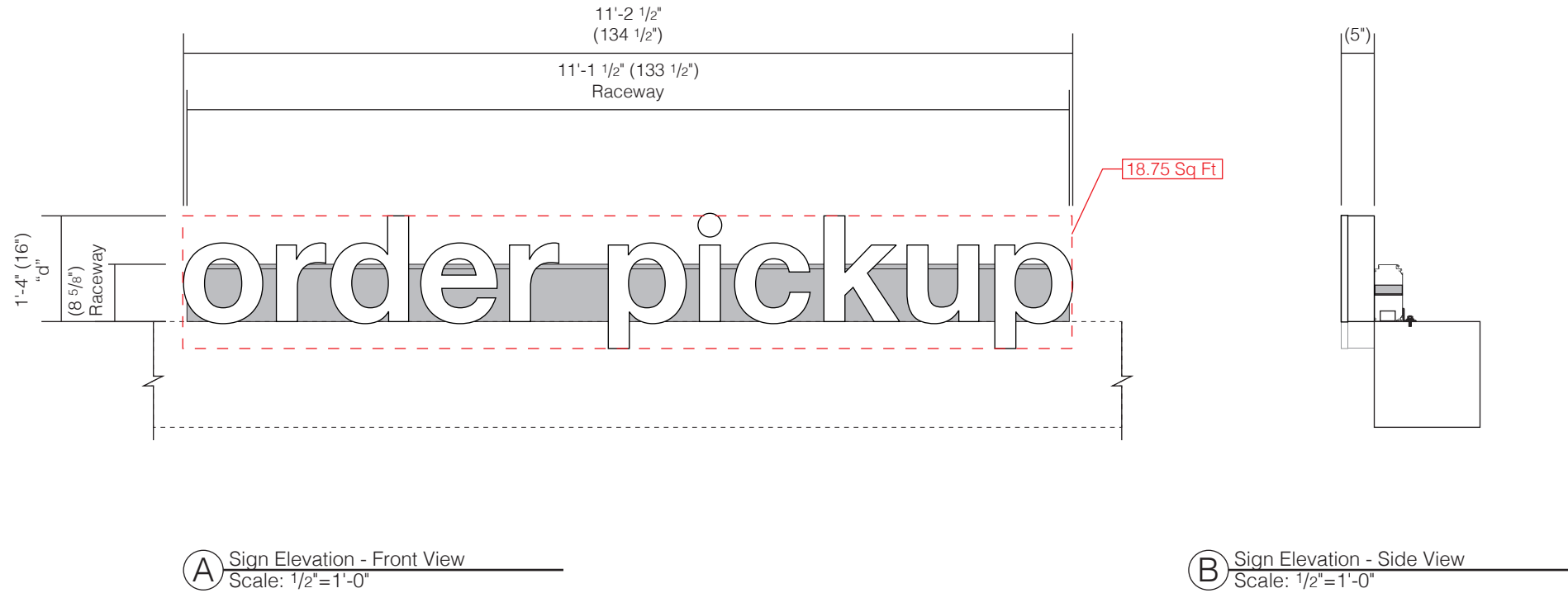
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Face Lit Channel Letters

Option A



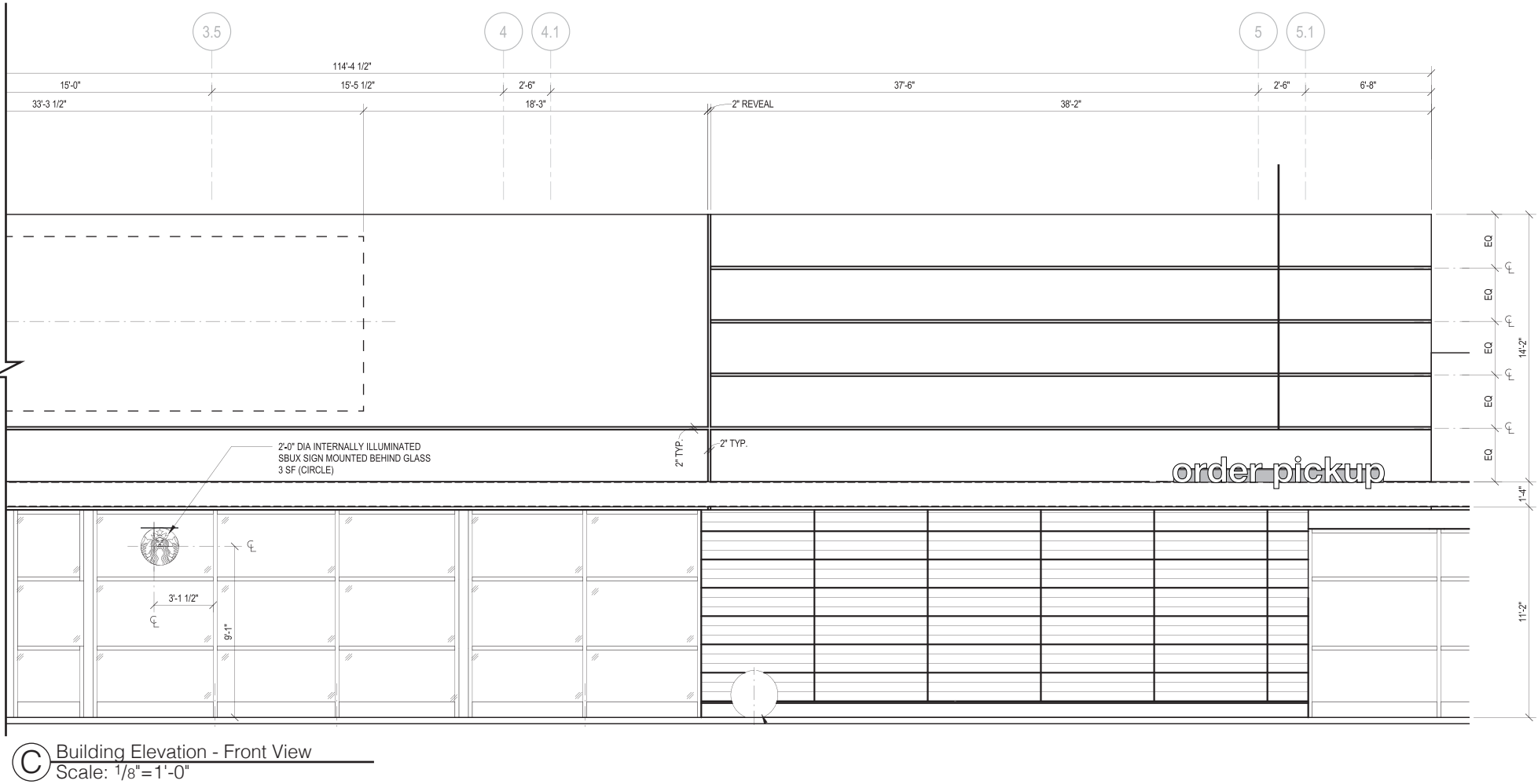
Specifications	
Qty = 1	18.75 Sq Ft

Face Lit Channel Letters

- 3/16" White hi-impact acrylic faces
- 1" White jewelite trim cap
- 5 1/2" White pre-finished coil stock letter returns
- 3mm Max Metal letter back
- White LED illumination & power supplies
- 8" Narrow raceway to support channel letters; painted to match canopy element
- 2"x 2"x 3/16" Continuous aluminum angle welded to raceway along back, flush to bottom
- Raceway to rest on top of canopy, secured through continuous aluminum angle

- * Remote Wired Power Supplies housed in Raceway
- * 120V/277V Primary Electrical Service - Brought to Location by Others
- * Final Connection by Others

- VIF
- Confirm Access at Sign Location
 - Please provide section view of install location for appropriate mounting method
 - Please provide finish schedule for raceway color match



Colors & Materials	
Paint	
	TBD; Raceway to Match Canopy Element
Trim Cap	
	1" Jewelite - White
Coil Stock	
	5 1/2" White pre-finished



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com



T3401
200 Main Street
West Lebanon, NH 03784

Project: 19053
Target T3401

Sales: Gary McCoy
Date: 2.1.2021
Designer: JN

Note:
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Revisions:
4/29/21 JN R3 - add Sq Ft Rectangle

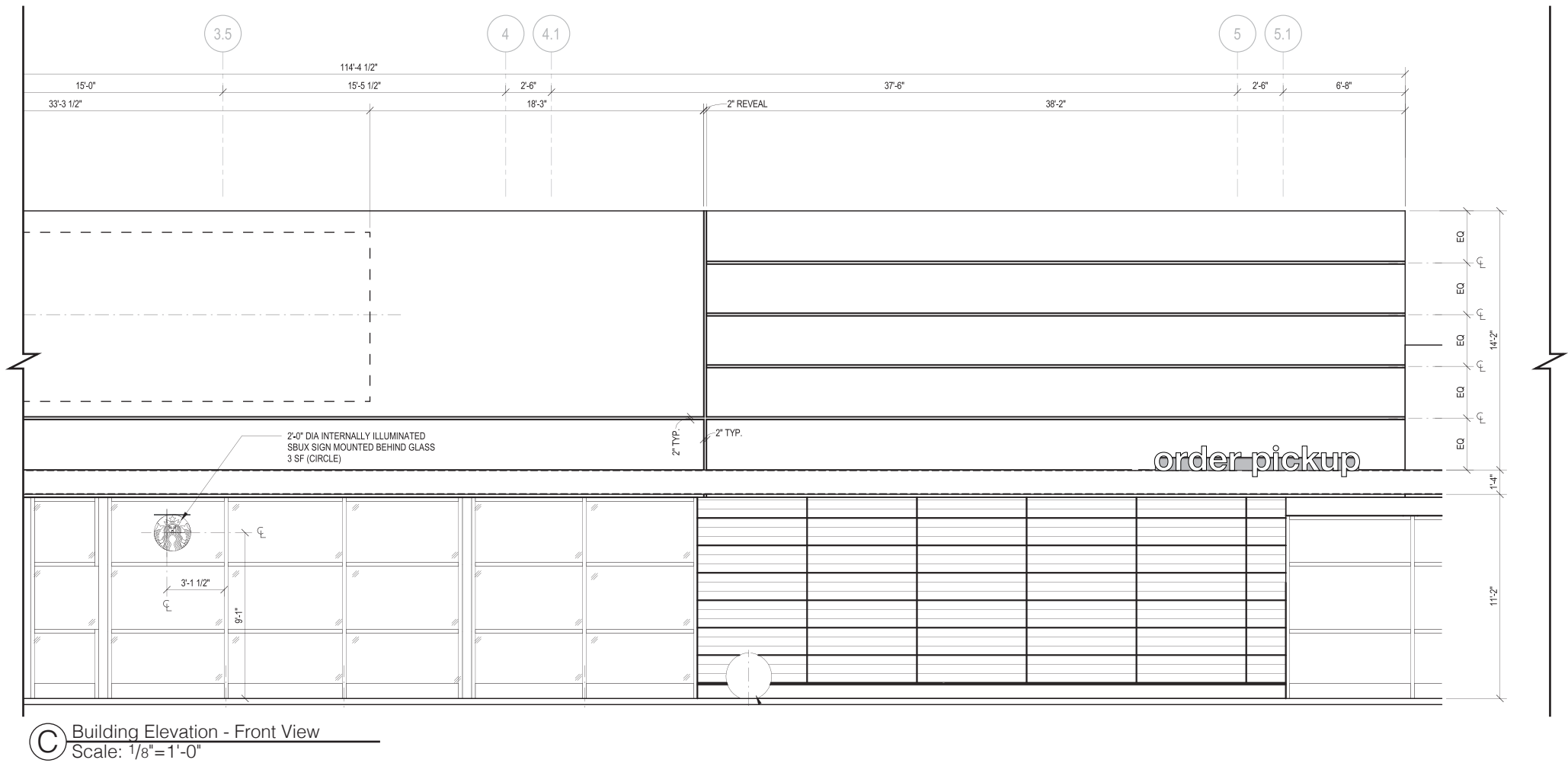
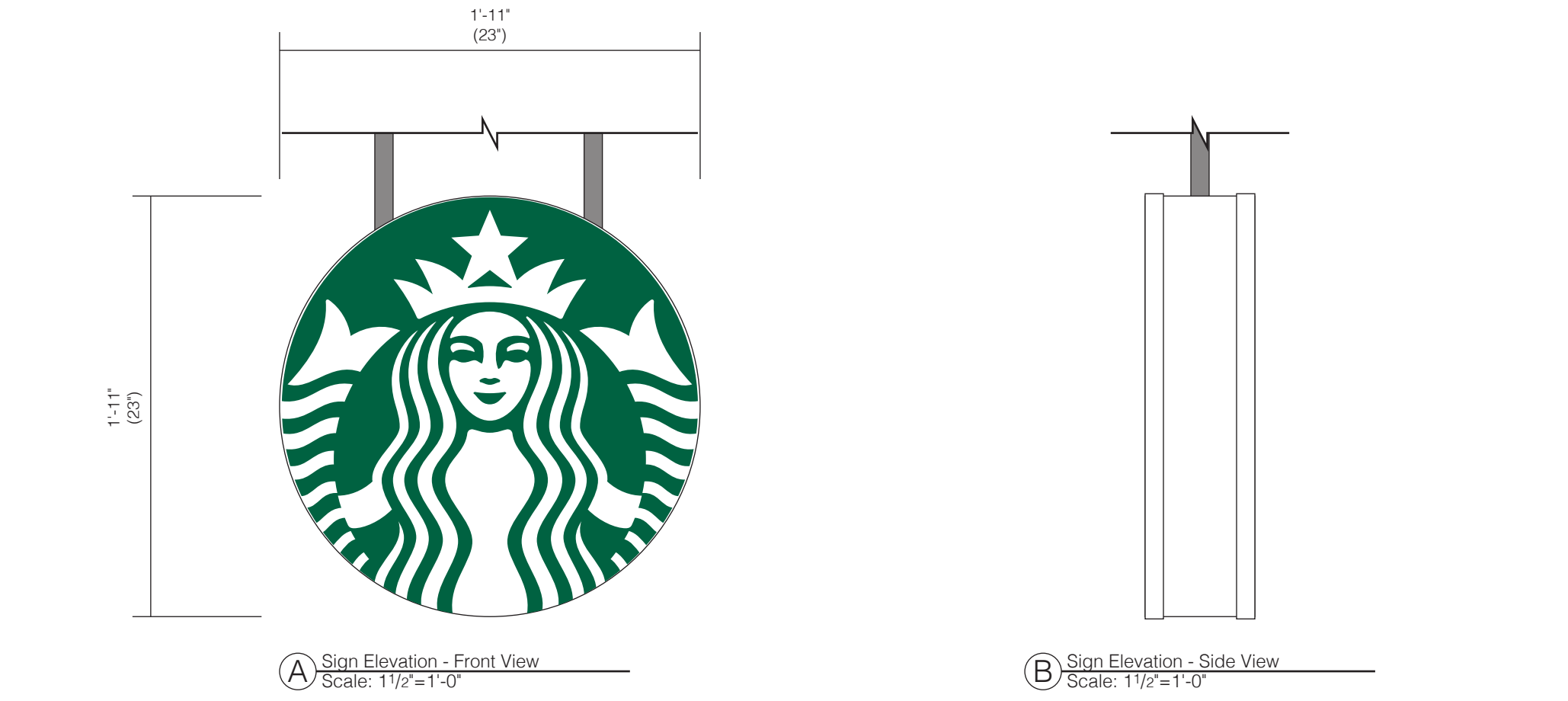

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Face Lit Channel Letters

Option A



Specifications

Qty = 1 3.67 Sq Ft

Double Sided, Internally Illuminated Blade Sign

- Starbucks Window Sign by Others

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

target

T3401
200 Main Street
West Lebanon, NH 03784

Project: 19053
Target T3401

Sales: Gary McCoy
Date: 2.1.2021
Designer: JN

Note:
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Revisions:

Rev	Description

UL

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

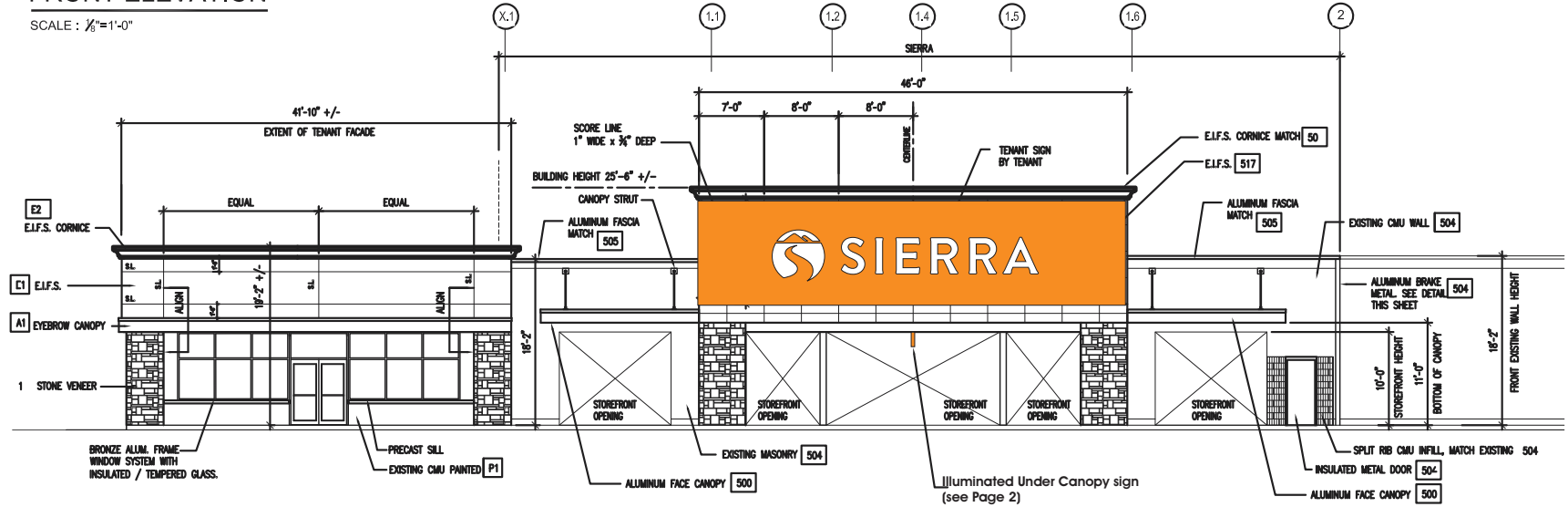
Date:

Double Sided Blade Sign

Option A

FRONT ELEVATION

SCALE : 1/8"=1'-0"



Project:
**Sierra
NH 12 A
West Lebanon NH 03784**

7/20/21 REV 1

Date:

Drawn By:

Salesman:

3.0 Channel Letter Wall Sign

3.1 Option #1 - Facade Background Orange
Size Matrix & Guidelines

BOXED SQUARE FOOTAGE BREAKDOWN EXAMPLE



Sign Size Breakdown Matrix

A	B	C	LED STROKES	DEDICATED 20 AMP CIRCUITS	SIGN WEIGHT	SIERRA TP BOXED SQ. FOOTAGE	SIERRA TP ACTUAL SQ. FOOTAGE
1'-6"	2'-1"	11'-10 3/4"	N/A	1	33 LBS	22.52	16.50
2'-0"	2'-9 1/8"	14'-5 3/4"	N/A	1	42 LBS	39.99	29.31
2'-6"	3'-5 3/4"	18'-2"	N/A	1	72 LBS	62.76	45.90
3'-0"	4'-2"	21'-9 3/4"	N/A	1	110 LBS	90.30	66.06
3'-6"	4'-10 1/4"	25'-4 1/2"	N/A	1	142 LBS	122.80	88.87
4'-0"	5'-6 3/4"	29'-0 1/4"	N/A	1	189 LBS	160.37	117.42
4'-6"	6'-3"	32'-7 1/2"	N/A	1	242 LBS	203.41	148.78
5'-0"	6'-11 1/4"	36'-3 1/4"	N/A	1	303 LBS	251.13	183.66
5'-6"	7'-7 1/2"	39'-10 3/4"	N/A	1	375 LBS	302.86	221.80
6'-0"	8'-4"	43'-6 3/4"	N/A	1	455 LBS	361.05	264.19
6'-6"	9'-0 1/4"	47'-2"	N/A	1	537 LBS	423.79	310.15
7'-0"	9'-8 1/2"	50'-8 1/2"	N/A	2	628 LBS	491.07	359.48
7'-6"	10'-5"	54'-5 3/4"	N/A	2	725 LBS	563.71	412.61
8'-0"	11'-1 1/4"	58'-0 1/4"	N/A	2	838 LBS	641.37	469.59

3.0 Channel Letters (Remote Power Supplies)

3.2 Option #1 - Facade Background Orange
Fabrication Specifications

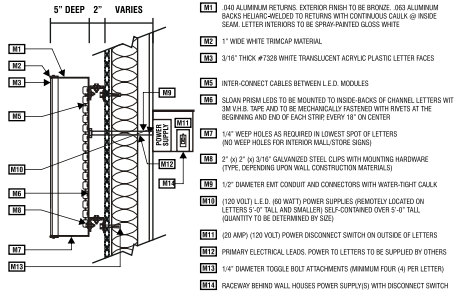


SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

- Internally illuminated front-lit channel letters built to UL specifications
- Aluminum construction: backs .063 / returns .040 / depth 5"
 - Mounting method: Individual (remote power supply/wiring)
 - Power Supply(s) mounting placement: above or below roof line
 - Illumination: LED Modules
 - Primary electrical requirement: 120 volt
- * (Installed within six feet of sign by others, with no obstructions)

COLOR & LED SPECIFICATIONS

- Trim Cap: Jewelite Standard White 1"
- Plex Face Color: # 7328 White 3/16"
- LED Type: Sloan LED Prism White LED Modules
- Power Supply(s) (60 Watt) (120 Volt)
- Returns: Pre-painted Bronze Aluminum Channel Coil
- Interior painted for increased illumination: Gloss White



- ALUM RETURNS
Aluminum Brown
Bronze-Alum Coil
(ALL LETTERS)
- TRIMCAP
White trimcap
(LOGO)
- ACRYLIC PLASTIC
#7328 White
3/16" Thick
Translucent

SCALE: NTS

SIGNAGE
DRAWING

UL
E-92359

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This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the NEC.

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