



RECEIVED

AUG 15 2018

BY: _____

August 6, 2018

The City of Portsmouth
Attn: Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH. 03801

Re: 674 Islington Street Application

Dear Respective Board Members,

As required the following is our written statement to support our variance application for the above address.

The matter before the Board is the petition for Poyant Signs Inc. on behalf of CVS Pharmacy to replace (3) internally illuminated wall signs and applied window vinyl. The proposed replacement signs are of the same construction and configuration, but have a smaller square footage and proposed LED lighting versus neon.

The window vinyl is comprised of abstract shapes and (2) CVS logo's. and replaces existing graphics of the same size.

Petitioner seeks variance relief of the sign current sign ordinance as it relates to:

- Sign size
- Sign illumination
- Number of signs.

Variance Requirements:

1. The request is not contrary to the public good or interest and does not conflict with the explicit purpose of the sign ordinance. This is an existing condition and will not alter the character of the neighborhood, public health, safety or welfare of the public. Not only are these types of sign existing on this building, but also other business in the general area have very similar signage.
2. The spirit of the ordinance is observed. Per Section 10.1210 *"The purpose of this Article is to regulate the type, number, location, size and illumination of signs on private property in order to maintain and enhance the character of the city's commercial districts and residential neighborhoods and to protect the public from hazardous and distracting displays."* This request will maintain the character of the district as it is an existing condition.
3. The benefit of this request does not outweigh any harm to the public. It's an existing condition consistent with conditions in the general area businesses.

4. There are no adverse effects on property values of surrounding properties. It's an existing condition consistent with conditions in the general area businesses.
5. Literal enforcement of the code would result in unnecessary hardships on the existing property. This parcel is unique as it located at a "T" like intersection with frontage on (2) additional streets resulting in unique views by vehicular traffic. The parcel is located as the very last lot on the City's Historic line. The general neighborhood shall not be affected in anyway as the proposed condition is similar throughout the area. The current restrictions do not serve this property in a fair and substantial way. This proposal represents an existing condition at this property for over a decade without creating any adverse effects to the neighborhood.

As to the hardship:

We believe that the property in question is distinctly unique as to the shape of the property in relation to its frontage to (3) roads There are also numerous business in the general area including properties located on each side and across the street from this one with the same signage applications.

Granting of this variance will not result in substantial detriment to the public good or result of nullifying or substantially derogating from the intent or purpose of the by-law.

Which states *"To regulate the type, number, location, size and illumination of signs on private property in order to maintain and enhance the character of the city's commercial districts and residential neighborhoods and to protect the public from hazardous and distracting displays."* This request will maintain the character of the district as it is an existing condition.

For the forgoing reasons, I respectfully request that the Board approve the proposed application.

Sincerely,



Gary McCoy
Account Executive
125 Samuel Barnet Boulevard
New Bedford, MA 02745
508.328.1457

CITY OF PORTSMOUTH Zoning Board of Adjustment Application

<i>Department Use Only</i>		Date _____
Assessor Plan # _____	Lot # _____	Fee _____
Zone _____	Lot area _____	By _____

Fill in below by printing in ink or typing / Complete all Blanks or indicate "N/A" if not applicable

Applicant Gary McCoy / Poyant Sign Owner of Record Islington St. LLC

Applicant Street Address 125 Samuel Barnet Owner Street Address 1 CVS Dr.

Applicant City / State / Zip New Bedford, Ma. 02745 Owner City / State / Zip Woonsocket, RI.

Applicant phone (508) 328-14 Owner phone (401) 770-3047

Applicant e-mail gmccoy@poyantsigns.com

Location (street address) of proposed work: 674 Islington Street

Existing use: Pharmacy

Undersigned hereby requests:

- | | <u>Article and Section</u> |
|---|--|
| <input type="checkbox"/> Appeal from an Administrative Decision
See Article 2, Section 10.234.30 | |
| <input type="checkbox"/> Special Exception
See Article 2, Section 10.232.20 | |
| <input type="checkbox"/> Variance
See Article 2, Section 10.233.20 | <u>10.1251.20 / 10.1260 / 10.1261.30 / 10.1270</u> |
| <input type="checkbox"/> Other _____
See Article 2, Section 10.233.20 | |


To permit the following:

Remove and replace existing wall signage with like for like size, illumination and placements.

The undersigned alleges that the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application with original signatures, the application fee, and 12 packets of required plans and any supporting documents or photos. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Public Hearing for the above appeal.

PLEASE SEE ATTACHED LETTER OF

Signature of Owner  8/21/18
Date

Please PRINT name here Gary McCoy

Applicant's Responsibilities

1. All applications for Variances and Special Exceptions must be submitted to the Planning Department prior to the published deadline. In the case of Appeals from an Administrative Decision, the appeal shall be filed no later than 30 days from the date of the action which is being appealed.
2. A Building Permit application must also be filed for the project for which zoning relief is being sought. The Building Permit application can be submitted with the Board of Adjustment application or filed prior. The Planning Department may waive this requirement when the application is for a substandard lot for subdivision purposes and no other zoning relief is required.
3. An applicant shall be one of the following: a) the owner of record of the property, or b) the holder of a valid purchase and sales agreement for the purchase of the subject property, or c) the holder of a valid option for the purchase of the subject property.
4. All applications shall include a written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
5. It is the obligation of the applicant to submit adequate plans and exhibits in accordance with the terms of the Zoning Ordinance for all applications for Administrative Appeals, Variances, Special Exceptions, and Equitable Waivers.
6. One (1) original copy of a completed and signed "Board of Adjustment Application Check-List" shall accompany all applications.
7. For applications requesting dimensional relief, the minimum requirements for adequate plans shall include the following:

<ul style="list-style-type: none"> <input type="checkbox"/> Site Plan(s) showing existing and proposed conditions including: <ul style="list-style-type: none"> - Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line) - Lot dimensions - Abutting street(s) and street names - Driveways / accessways - Dimensions (size and height) of structures - Dimensions and location of parking spaces 	<ul style="list-style-type: none"> <input type="checkbox"/> Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Labeled photo(s) of existing conditions <input type="checkbox"/> Building plans and elevations of any <i>proposed</i> structures or additions <input type="checkbox"/> Interior floor plans for any renovations or expansion to existing structures
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8. For applications requesting relief from land use requirements, the minimum requirements for adequate plans shall include the following:

<ul style="list-style-type: none"> <input type="checkbox"/> Site Plan showing dimensions and location of parking spaces including the <i>scale</i> (the scale is the ratio of the drawing's size relative to the actual size) <input type="checkbox"/> Interior floor plans and/or exterior site plans showing the location of the <i>proposed use(s)</i> <input type="checkbox"/> Labeled photo(s) of existing conditions

9. Plans should be 8 1/2" x 11" in size, 11" x 17" plans may be used only if the plan would otherwise be unreadable.
10. The Planning Department is authorized by the Board of Adjustment to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project. Public Hearings shall not be scheduled, advertised or held until such time as the minimum requirements for adequate plans have been submitted. The Board may postpone any application requiring more information prior to any action being taken.
11. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
12. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.

6/21



(Applicant's Signature, date)

The Applicant is encouraged to consider the following when completing the application:

- Provide neat and clear plans
- Use of color or highlights is encouraged in order to identify pertinent areas on plans
- Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
- All applicants are encouraged to discuss the project with impacted neighbors



June 12, 2018

To: Building Inspector

Re: CVS pharmacy contracted sign vendor

To Whom It May Concern:

CVS pharmacy has awarded Poyant Signs Inc. as the exterior sign vendor throughout New England and New York. Poyant Signs Inc. has a term contract in place with CVS pharmacy.

Please accept this letter to allow Poyant Signs Inc. & their respective agents to act as our agent, pull permits and install signs.

Sincerely,

Karen Rezuke

Karen Rezuke

Properties Programs and Strategy Administration, Sr. Consultant Exterior Branding



Board of Adjustment Application Check-List

Please complete and submit one (1) copy with your completed application.

Property Address 674 Islington

Completed By Gary McCoy / Poyant

APPLICATION TYPE:

- Variance or Special Exception for Dimensional Requirements
- Variance or Special Exception for Use Requirements
- Other _____

FOR APPLICATIONS REQUESTING DIMENSIONAL RELIEF, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

- Site Plan(s) showing existing and proposed conditions including:
 - Front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)
 - Lot dimensions
 - Abutting street(s) and street names
 - Driveways / accessways
 - Dimensions (size and height) of structures
 - Dimensions and location of parking spaces
 - Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)
- Labeled photo(s) of existing conditions
- Building plans and elevations of any proposed structures or additions
- Interior floor plans for any renovations or expansion to existing structures

FOR APPLICATIONS REQUESTING LAND USE RELIEF, THE FOLLOWING SUBMISSIONS MUST BE INCLUDED:

- Site Plan(s) showing:
 - Location of the proposed use(s) on the property
 - Site plan showing location and dimensions of parking spaces
- Interior floor plans showing the location and layout of the proposed use
- Labeled photo(s) of existing conditions

ALL APPLICATIONS

- Complete application checklist (1 original)
 - Complete and signed Building Permit application (1 original)
 - filed previously
 - included with this packet FILED
 - Complete and signed Board of Adjustment Application Form (1 original, 11 copies)
 - Property Owner signatures (on front and back of Board of Adjustment application form)
 - Written statement explaining how the request complies with the requirements of the Zoning Ordinance as provided in Article 2 (see Section 10.234.30 for Administrative Appeals, Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions) (12 copies)
 - Required plans / exhibits are 8 1/2" x 11" or 11" x 17" in size (12 copies)
 - Additional information as requested by the Planning Department staff
-
- Electronic file in Portable Document Format (PDF)
 - Sent by e-mail
 - Provided on CD-ROM
 - Provided on flash drive



Full graphic area 174.90 sq. ft.
(43" h x 48.81' w)

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CVS pharmacy

2018 THH BIR Upgrade



Existing Location Overview



Proposed Signage Overview

SITE SIGNAGE SUMMARY

EXISTING

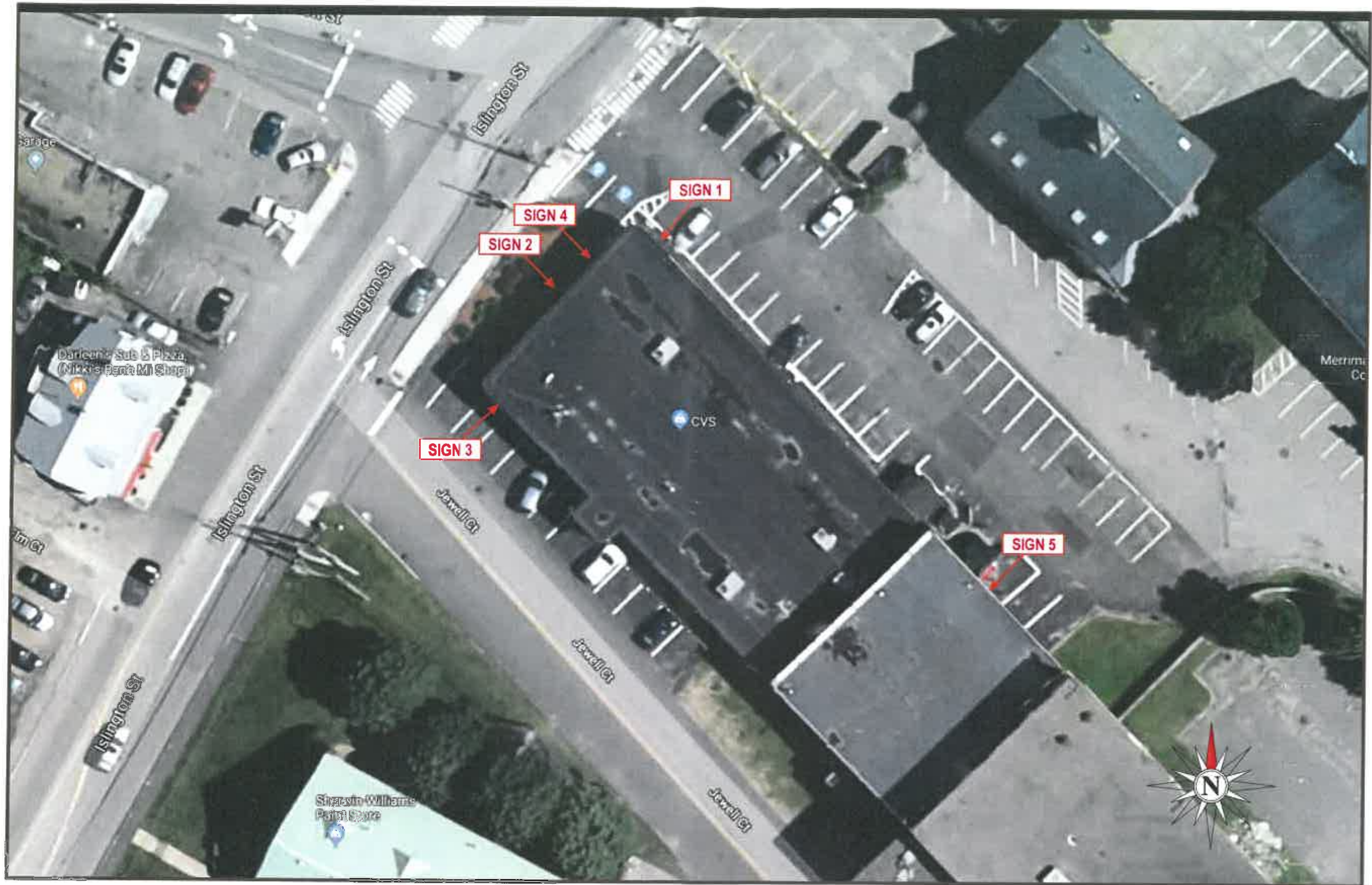
- (1) 36" CVS/pharmacy Channel Letters
- (2) 42" CVS/pharmacy Channel Letters
- (3) 36" CVS/pharmacy Channel Letters
- (4) Store Hours Plaque
- (5) Receiving Entrance Plaque

PROPOSED

- (1) IL-35-HCL-S Halo
- (2) IL-33-HCL-L Halo
- (3) IL-35-HCL-S Halo
- (4) Reface Header
- (5) Receiving Entrance Plaque

Loc#: 846

674 Islington Street
Portsmouth, NH 03801



Drawing prepared by:

SITE PLAN



Location: 674 Islington Street
 Portsmouth, NH 03801
 Proj #: 14699
 Loc #: 846
 File Path: ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST

Drawing prepared for:



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Rev#:	Req#:	Date:	Req. By:	Drawn By:
Original	000000	3/29/18	GM	JN		Rev 7	000000	00/00/00	XXX	XXX
Rev 1	000000	00/00/00	XXX	XXX	Notes	Rev 8	000000	00/00/00	XXX	XXX
Rev 2	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



NOTES: Patch and paint after removal; Interior light boxes to remain as existing

Drawing prepared by: **OVERVIEW PHOTOS**

Location: 674 Islington Street
Portsmouth, NH 03801

Proj #: 14699

File Path: ACCOUNTS\C\CVS pharmacy\Locations 2016\3018_MCI\3018_0000_City_ST



Rev#:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	000000	3/29/18	GM	JN	
Rev 1	000000	00/00/00	XXX	XXX	
Rev 2	000000	00/00/00	XXX	XXX	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	
Rev 7	000000	00/00/00	XXX	XXX	
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	

Pg.



NOTES: Patch and paint after removal; Do not cover peep hole when installing receiving plaque

Drawing prepared by:
Poyant
Building Your Brand

OVERVIEW PHOTOS

Location: 674 Islington Street
 Portsmouth, NH 03801

Proj #: 14699
 Loc#: 846

File Path:
 ACCOUNTS\C\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST



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Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	
Rev 7	000000	00/00/00	XXX	XXX	
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	

Pg.



NOTES: Approach photos

Drawing prepared by:

OVERVIEW PHOTOS

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Rev 3	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



Existing Signage - Elevation

Existing Sign #1 (Existing 94.00 SQ.FT.)		
36" CVS pharmacy Channel Letters on Raceway	S/F <input checked="" type="checkbox"/>	D/F <input type="checkbox"/>
Illuminated	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Existing Sign #2 (Existing 102.33 SQ.FT.)		
42" CVS/pharmacy Channel Letters	S/F <input checked="" type="checkbox"/>	D/F <input type="checkbox"/>
Illuminated	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Existing Sign #4 (Existing 2.00 SQ.FT.)		
Store Hours Plaque (inside breeze way)	S/F <input checked="" type="checkbox"/>	D/F <input type="checkbox"/>
Illuminated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>



Proposed Signage - Elevation

Proposed Signage



1 | IL-35-HCL-S (70.18 SqFt)



2 | IL-33-HCL-L (74.43 SqFt)



Reface Header Only with new Vinyl Graphics

4 | (1.87 SqFt)

Not To Scale Unless Noted

Drawing prepared by:

RECOMMENDATION

Drawing prepared for:



Location: 674 Islington Street
Portsmouth, NH 03801
Proj #: 14699
Loc#: 846

File Path: ACCOUNTS\CVS pharmacy\Locations 2016\3018_MC\3018_0000_City_ST



Rev#:	Req#:	Date:	Req.By:	Drawn By:	Revision Description:
Original	000000	3/29/18	GM	JN	
Rev 1	000000	00/00/00	XXX	XXX	
Rev 2	000000	00/00/00	XXX	XXX	
Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	
Rev 7	000000	00/00/00	XXX	XXX	
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	



Existing Signage - Elevation

Existing Sign #3 (Existing 94.00 SQ.FT.)

36" CVS pharmacy Channel Letters on Raceway S/F D/F
 Illuminated Yes No



Proposed Signage - Elevation

Proposed Signage

Not To Scale Unless Noted



3 IL-35-HCL-S (70.18 SqFt)

Drawing prepared by:

RECOMMENDATION



Location: 674 Islington Street
 Portsmouth, NH 03801
 Proj #: 14699
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Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



Existing Sign #5 (Existing 2.00 SQ.FT.)
 Receiving Entrance Plaque
 Illuminated

S/F D/F
 Yes No



Proposed Signage - Elevation

Proposed Signage



5 (3.00 SqFt)

Not To Scale Unless Noted

Drawing prepared by:

RECOMMENDATION

Drawing prepared for:



Location: 674 Islington Street
 Portsmouth, NH 03801
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Rev 2	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						