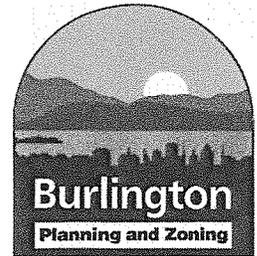


Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, Associate Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Nic Anderson
DATE: 06.21.2011
RE: 11-0648SN; 1372 North Avenue

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RL Ward: 7
Owner/Applicant: Jon Stokes c/o Green Mountain Animal Hospital/Signarama

Request: Replace existing non-conforming freestanding sign for Green Mountain Animal Hospital with new design.

Applicable Regulations:

Article 6 (Development Criteria & Guidelines), Article 7 (Signs)

Background Information:

The applicant proposes to replace an existing freestanding sign at the front of the property. The existing animal out-patient care facility was established at the current location in 1972. There is no commercial advertising on the building apart from one existing freestanding sign. The existing sign is older and tired looking, with the owner confirming that the sign was installed approximately 20 years ago. This sign replaced another existing freestanding sign in the same general location installed somewhere around 1972 when the use was established.

Recommendation: Consent sign permit approval as per, and subject to, the following findings and conditions:

I. Findings

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

Not applicable.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(g) Make advertising features complimentary to the site

This existing sign is non-conforming as noted below. It consists of a wooden frame with white lettering at the top and mountain logos with animal cutouts. The framing is weathered and unpainted.

The proposed sign is frameless with two wooden painted black posts. This incorporates the same wording, mountain and animal design with additional lettering below. This also contains an arch top for a more contemporary design. The location is proposed to be exactly the same as existing and the sign will be smaller and lower than the existing as discussed below. Therefore, as the sign and lower it can be found to complement the site in comparison to the existing sign. **(Affirmative finding)**

Article 7: Signs

Sec. 7.2., Regulation by District

Table 7.2.1-1: Sign Regulation Summary

Freestanding

The existing freestanding sign is located on the westerly side of the property fronting North Avenue located beside the existing driveway and approximately 5ft from the City sidewalk. Freestanding signs are allowed to be a maximum of 20sq ft in size with a maximum height of 6ft.

The existing sign is non-conforming with respect to size and height. The existing sign has been measured at 32sq ft (8ft high by 4ft wide) with a height to the top of the sign of 11ft 4in high.

The proposed sign is to be approximately 27sq ft in size (7ft high by 4ft wide, equaling 28sq ft with a pointed/tapered top which reduces the overall size) being a reduction of approximately 5sq ft. The proposed sign is to be 10ft 6in high to the top of the sign being a reduction of 10in.

Sec. 7.1.6, *Nonconforming Signs*, allows replacement of nonconforming signs with more compliant (but still not fully compliant) signs, subject to DRB review and approval under Article 6, *Development Review Standards*. As proposed, the replacement freestanding sign would be smaller than the existing sign in both dimensions and height. **(Affirmative finding)**

Sec. 7.2.2, Signs in Residential and RCO Districts

(a) Permitted Signs

3. Non-Residential Building Sign

One sign is permitted for any permitted non-residential building use provided the sign is no more than 20sq ft. See above for details. Sec. 7.1.6, *Nonconforming Signs*, allows replacement of nonconforming signs with more compliant (but still not fully compliant) signs, subject to DRB review and approval under Article 6, *Development Review Standards*. As proposed, the replacement freestanding sign would be smaller than the existing sign in size. **(Affirmative finding)**

Sec. 7.2.2, Signs in Residential and RCO Districts

(b) Restrictions on Residential District Signs

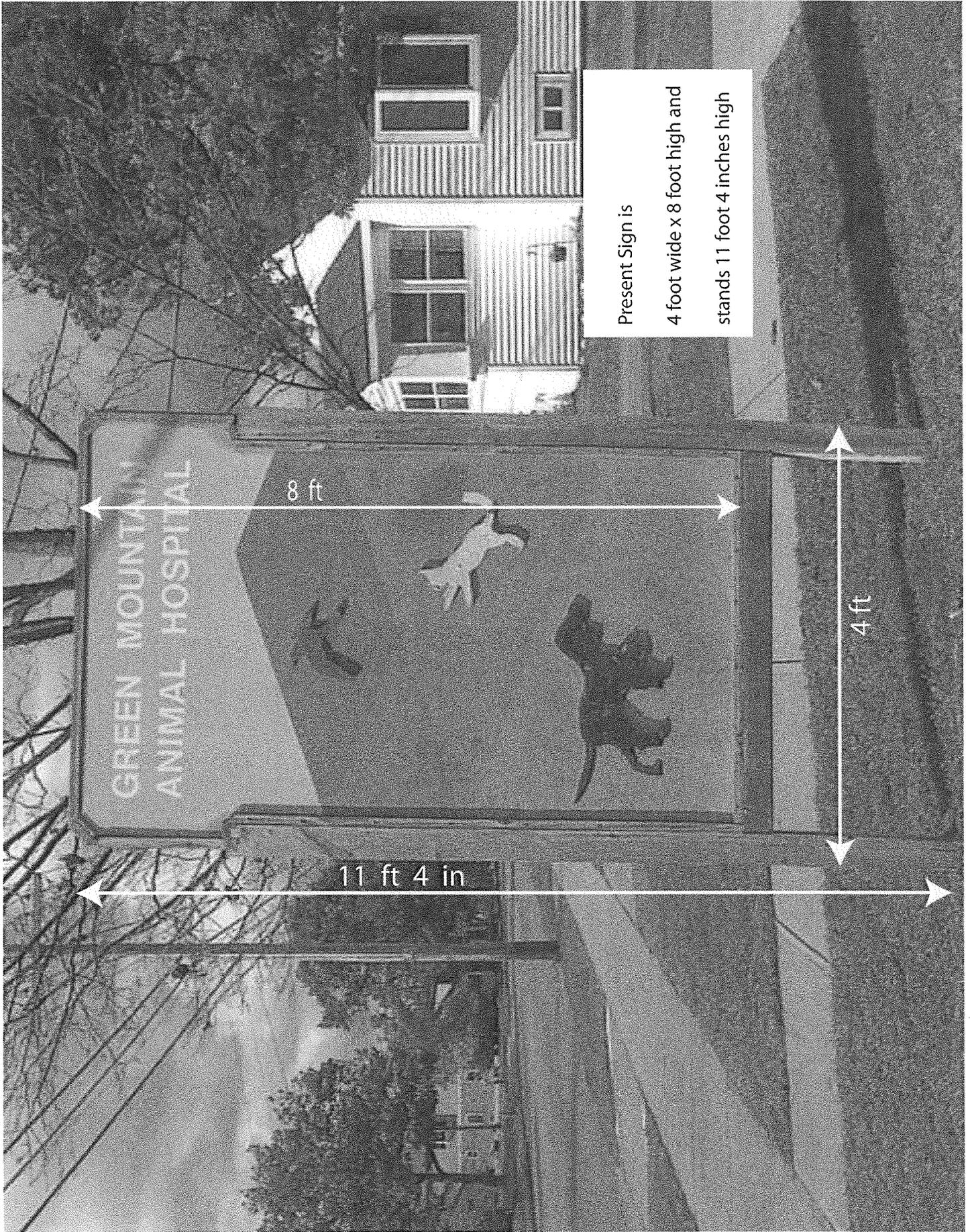
The regulations require no sign to be located within three feet of any sidewalk. The existing sign to be replaced is located approximately 5ft from the City sidewalk. **(Affirmative finding)**

II. Conditions of Approval

1. No lighting or illumination has been proposed or approved by this permit as illumination for signs in the Residential district is prohibited.
2. Standard permit conditions 1-18.

1372 North Ave





GREEN MOUNTAIN
ANIMAL HOSPITAL

8 ft

4 ft

11 ft 4 in

Present Sign is
4 foot wide x 8 foot high and
stands 11 foot 4 inches high

Green Mountain



ANIMAL HOSPITAL



Caring for your pets since 1969

10 ft + 6"

7 ft

4 ft

28 sq ft

RECEIVED

APR 10 2011

DEPARTMENT OF
PLANNING & ZONING

Nic Anderson

From: Nic Anderson
Sent: Wednesday, March 16, 2011 2:24 PM
To: 'Patrick Webb'
Cc: Ken Lerner
Subject: RE: Sign Permit application from Signarama for Green Mtn Animal Hospital

Hi Patrick,
Just wanted to give you a heads up about this permit. Don't go ordering the sign just yet!!

There is a provision of our ordinance for non-conforming signs which states:

Sec. 7.1.6 Non-Conforming Signs

Any sign or other advertising device which does not conform to the provisions of this ordinance in terms of location, area, illumination, type, or height shall be deemed a non-conforming sign. Non-conforming signs may remain in use at the same location, and ordinary maintenance and repair of such signs shall be permitted.

A non-conforming sign shall not be relocated, enlarged, replaced, redesigned, or altered in any way (except for a change of lettering, logo or colors using the same materials within an existing sign frame subject to obtaining a zoning permit) except to bring the sign into complete or substantially greater compliance with this Article. In such cases, the DRB may allow a sign to be in substantially greater compliance than the existing nonconforming sign subject to the development review criteria in Article 6.

I have highlighted the important parts. The sign proposed is not considered to be 'substantially greater compliance' than the pre-existing. It looks like there are three options:

1. Propose the sign face to be replaced within the exact same size and framing as existing
2. Reduce the proposed sign down to 20sq ft and max of 6ft high to meet the provisions of the ordinance (making it complete compliance)
3. Take the current application to the DRB. I anticipate this would be a pretty simple one, but would mean that it may delay the project by 8 weeks or so.

Please inform me what you would like to do.

Regards
Nic

-----Original Message-----

From: Patrick Webb [mailto:patrick@signaramavt.com]
Sent: Monday, March 14, 2011 8:41 AM
To: Nic Anderson
Subject: RE: Sign Permit application from Signarama for Green Mtn Animal Hospital

OK sorry about that ...

This one is attached & double checked.

Patrick.



J. Patrick Webb
3073 Williston Road
South Burlington, VT 05403

Nic Anderson

From: Bob Diaco [bob@signaramavt.com]
Sent: Monday, May 09, 2011 10:29 AM
To: Nic Anderson
Subject: RE: Sign Permit application from Signarama for Green Mtn Animal Hospital

Green Mtn Animal Hospital wants the larger sign.
Please put us on the schedule for June DRB

Bob Diaco,
Owner



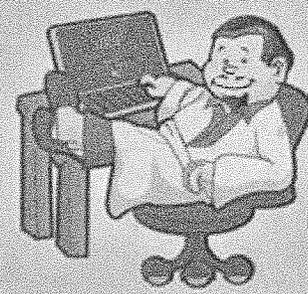
3073 Williston Road
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(802) 863-6233 Phone • (802) 863-6324 Fax
(802) 343-5785 Cell
email bob@signaramavt.com

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No need to wait until business hours to order your sign or wait for us to provide you with a layout. Now you can order at any time of day or night and upload your own design or produce one yourself with Sign-A-Rama's unique online design tool.

From: Nic Anderson [mailto:nanderson@ci.burlington.vt.us]
Sent: Thursday, April 21, 2011 10:38 AM
To: 'Bob Diaco'
Subject: RE: Sign Permit application from Signarama for Green Mtn Animal Hospital

Hi Bob,
I haven't heard from you and this one is languishing. Please get back to me asap.

5/9/2011