Rev. November 27, 2018

OFFICE USE:
APPLICATION NO.: 2020-70
DATE RECEIVED: 7/1/2020
Property Owner's Deed BOOK _____ PAGE _____ DATE RECORDED _____ NEIGHBORHOOD _____
TAX MAP NO: _____
APP. FEE PAID: $5.00
RECIPIENT: Ann

APPLICATIONS WILL NOT BE REVIEWED UNLESS THE REQUIRED APPLICATION FEE HAS BEEN RECEIVED

FORM A
GENERAL APPLICATION FOR ZONING PERMIT
TOWN OF BRATTLEBORO, VERMONT
ALL SECTIONS MUST BE COMPLETED. INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED

1. APPLICANT
name: last SANGROULA first PRASHANNA
business name (if different from above) PASS TRADING LLC
mailing address (street or box no.) 228 Canal St
city Brattleboro state VT zip code 05301
telephone numbers: business _____ home 703-321 6914 e-mail _____

2. PROPERTY OWNER:
name: last SANGROULA first PRASHANNA
business name (if different from above) PASS Trading LLC
mailing address (street or box no.) 228 Canal St
city Brattleboro state VT zip code 05301
telephone numbers: business _____ home 703-321 6914 e-mail _____

3. PROJECT LOCATION: street number 228 street name Canal

4. HOW IS THE PROPERTY USED NOW?
Gas station with Convenience & deli

number of dwelling units _____ number of bedrooms _____ new bedrooms proposed _____

Please describe any accessory structures (secondary or auxiliary buildings) that are on the property.

5. WHAT WORK IS PLANNED UNDER THIS PERMIT? (construction, subdivision, installation, or change of sign, etc.)
Please be specific. Application must include number of stories and square footage of gross floor area for all construction.
Replace Price sign display, Replace Gas dispensers with new One and Place a business name on front Entrance

new ownership, new name, no grandfathering

OFFICE USE

APPLICATION NO.: _____
TAX MAP NO: _____
FEES PAID: _____
FORM A COMPLETE: _____
ZONE: _____

APPLICANT NAME: _____
DATE: _____
RECIPIENT: _____
HEARING DATE: _____
SIGN FACTOR: _____

FORM B

APPLICATION FOR NEW OR CHANGED SIGNS
TOWN OF BRATTLEBORO, VERMONT

In addition to a ***completed Form A***, applicants requesting signage must provide the following information. Please review Section 4500 o the Brattleboro Zoning Ordinance to determine the size, type, and amount of signage permitted in your zoning district. If you have any questions regarding the regulations, this form, or the review process please contact the Planning Department at 254-4541.

1. EXISTING SIGNAGE INFORMATION

Please list all signs currently located on the property where the new or changed sign is to be located. Please be specific as to the type of sign, dimensions, area and lighting source (i. e. flood lit, internally illuminated, neon, etc.). Please provide photos or illustrations if available.

Type of Sign (ground, wall, projecting, awning, or other)	Height (feet) from ground to top of sign	Length and Width (feet)	Area (sq. ft.)	Illumination	To Remain or be Removed?
Ground	20 feet			yes	Removed
wall	10 feet	7 feet X 2.5 feet		yes	Removed
wall	~~20~~ 10 feet	10 feet X 2.5 feet	25 sq feet	Yes	Removed

2. PROPOSED NEW OR CHANGED SIGNAGE INFORMATION

Please list all new signs or changes to existing signs proposed under this application. Please be specific as to the type of sign, dimensions, area and lighting source (i.e. flood lit, internally illuminated, neon, etc.). At question 4 on the back of this form please draw an accurate picture of each sign listed in this part of the application.

Type of Sign (ground, wall, projecting,awning, or other)	Height (feet) from ground to top of sign	Length and Width (feet)	Area (sq. ft.)	Illumination
wall	10 feet	7 feet X 2.5 feet	17.5 sq feet	Replace with new
wall	10 feet	10 X 2.5 feet	25 sq feet	Replace with new
Ground	20 feet			Replace with new

3. GENERAL INFORMATION

Number of tenants on the property? 0 Length of the front of the building? 61 feet

Length of the building frontage occupied by the applicant? all

On what floor of the building is the applicant's space located? its a one floor

If a ground sign is proposed, what are the setbacks (in feet) from any roadway edge of pavement? 16 feet

from the nearest side property line? 7 feet

If a projecting sign is proposed, what distance does it project from the face of the building (in feet)? 71 feet

4. ILLUSTRATION OF NEW OR CHANGED SIGN (show face and elevation)

In the space below or on an attached sheet, please draw each new or changed sign including the size (length and width), height, light source, materials used, lettering and graphics, and if a ground sign its supporting structure and any plantings or other treatment at its base.

I have attached picture as well for better illustration.

6. PLEASE CHECK ALL WORK BELOW THAT APPLIES. (Additional application forms you need to submit are noted.)

( ) Request for extension of permit number _____; issue date _____
(✓) Signs (Form B)
( ) New residential construction: 1 or 2 units (Form R/O)
( ) New residential construction: 3 or more units (Forms P, R/O, and C or D)
( ) Residential addition/alteration/renovation (Form R)
( ) Non-residential construction/addition/alteration (Forms P, R/O, and C or D)
( ) New hook up to Town water/sewer (Form R)
( ) New access to Town road (Form O)
( ) Subdivision or boundary line adjustment (Forms E, P, and either F, or G1 and G2)
( ) Planned Unit Development (PUD) or Institutional Planned Unit Development (IPUD) (Forms P and R/O)
( ) Paving
( ) Change of use (Forms P, R/O, and C or D) from residential to non-residential; non-residential to residential; or from one non-residential use to another non-residential use
( ) Conditional Use Permit (Forms L, P, and R/O)
( ) Floodplain permit (Forms I and P)
( ) Home business (Forms H, P, and R/O)
( ) Appeal to Development Review Board (Forms J and P)
( ) Variance request (Forms K and P)
( ) Local Act 250 Review (Forms M and P)
( ) Request for Waiver to Dimensional Requirements (Forms W and P)

Note: Form R/O is only needed if Town water/sewer hookup is needed (R), or if Town road access is needed (O).

7. ZONING INFORMATION (may be obtained from Planning Services Department)

IN WHAT ZONING DISTRICT IS THE PROPERTY LOCATED?_____

DIMENSIONAL REQUIREMENTS: (If this is an appeal to the Development Review Board or you are applying only for a sign, demolition, subdivision permit, or a permit extension, please skip this question.)

	EXISTING OR PROPOSED	COMMENTS
LOT SIZE:		
FRONTAGE:		
FRONT YARD SETBACK:		
SIDE YARD SETBACKS:		
REAR YARD SETBACK:		
IMPERVIOUS COVERAGE:		
RIPARIAN (if applicable):		

8. ESTIMATED COST OF IMPROVEMENTS $ 15000.00 (15K)

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

psangoni 07/01/2020
PROPERTY OWNER SIGNATURE DATE

psangoni 07/01/2020
APPLICANT SIGNATURE DATE

This information must be submitted with a plot plan, if required, other required forms, and an application fee. Your plot plan must contain all the information listed on page 3 of this form. After initial review you will be provided with any other application material that is required, and with information on procedures and additional fees. **INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED.** If you have any questions, please call Planning Services at 802-251-8154.

RETURN APPLICATION TO: Planning Services Dept., 230 Main Street, Room 202, Brattleboro, VT 05301

Warning: State permits may be required for this project. Call 802-885-275-4747 to speak to the state Permit Specialist before beginning any construction.

Brian Bannon

From: Brian Bannon
Sent: Wednesday, July 1, 2020 3:09 PM
To: passtradingvt@gmail.com
Subject: sign application

Dear Mr. Sangroula,
I have received your application to put in new signs at 228 Canal Street. Sign regulations changed in 2015, so some changes are required from what was there before.
The proposed wall signs are fine for area, but must be externally lit.
The canopy would count towards the wall sign allowance if it has any logo or name on it; that would exceed what's allowed, so it will need to be a solid color without name or logo. It can have an LED price sign of no more than 3 square feet on each side.
The ground sign can be no more than 10 feet tall to the highest sign element. The sign can be no more than 16 square feet in area. An LED price sign can be part of the sign. The sign must be externally lit.
You will need to submit a sign design before I can issue the permit. You can have the sign company email that to me.
Brian Bannon
Zoning Administrator

Office Use
Application No._____
Tax Map No:_____
Fees Paid:_____
Form A Complete:_____

Applicant Name:_____
Date:_____
Recipient:_____
Hearing Date:_____

APPLICATION TO DEVELOPMENT REVIEW BOARD FOR A GENERAL VARIANCE FROM THE LAND USE REGULATIONS TOWN OF BRATTLEBORO, VERMONT

Under Section 432 of the Brattleboro Land Use Regulations, the Development Review Board is charged with the responsibility to hear and decide upon requests for variances. On an appeal under Section 4469 of the Vermont Statutes Annotated (VSA) in which a variance from the provisions of a bylaw or interim bylaw is requested for a structure that is not primarily a renewable energy resource structure the Development Review Board shall grant variances and render a decision in favor of the appellant, if all the following facts are found, and the finding is specified in its decision:

(1) There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.

(2) Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

(3) Unnecessary hardship has not been created by the appellant.

(4) The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.

(5) The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.

APPLICATION. The applicant must file a complete zoning permit application and a written request for a waiver or variance with the Administrative Officer that includes all of the following:

(1) A brief description of the subject property and project:

Click here to enter text. Upgrade Price display sign only

(2) A reference to specific dimensional standard(s) of these regulations that the applicant is requesting a waiver from:

Click here to enter text. Please See attached items description.

(3) The specific modification(s) that the applicant is requesting.

Click here to enter text. Only to change Manual price sign to digital display Please See picture references

(4) A response to each of the crite that the Development Review Board use to decide whether to approve the waiver or variance.

CRITERIA FOR DETERMINING A VARIANCE: The following is a list of criteria for approving a variance that must be proven by the applicant. Please respond to each of these criteria in writing so that the Board can determine if the facts support your application for a variance. If you have any questions, please contact the Planning Department at 254-4541.

A. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property. These conditions, and not the circumstances or conditions generally created by the provisions of these regulations in the district in which the property is located, have created an unnecessary hardship for the applicant.

The current one is grandfathered and when changing manually price makes our employees safety during winter

B. Those physical circumstances or conditions prevent the property from possibly being developed in strict conformity with these regulations and a variance is necessary to enable reasonable use of the property.

It won't effect overall anything but makes clear visibl to commuter to see prices.

C. The applicant has not created the unnecessary hardship:

Invested already 5k (around) to purchased display.

D. The proposed land development will not alter the essential character of the neighborhood or district in which the property is located:

It will not alter, rather makes area looks goods, as well as environmentally friendly LED displays

E. The proposed land development will not substantially or permanently impair the lawful use or development of adjacent property.

It will not as we are only changing display with LED

F. The proposed land development will not be detrimental to public health, safety or welfare.

It will help commuters to see bright sign of a price of a gas. Helped them improve visual

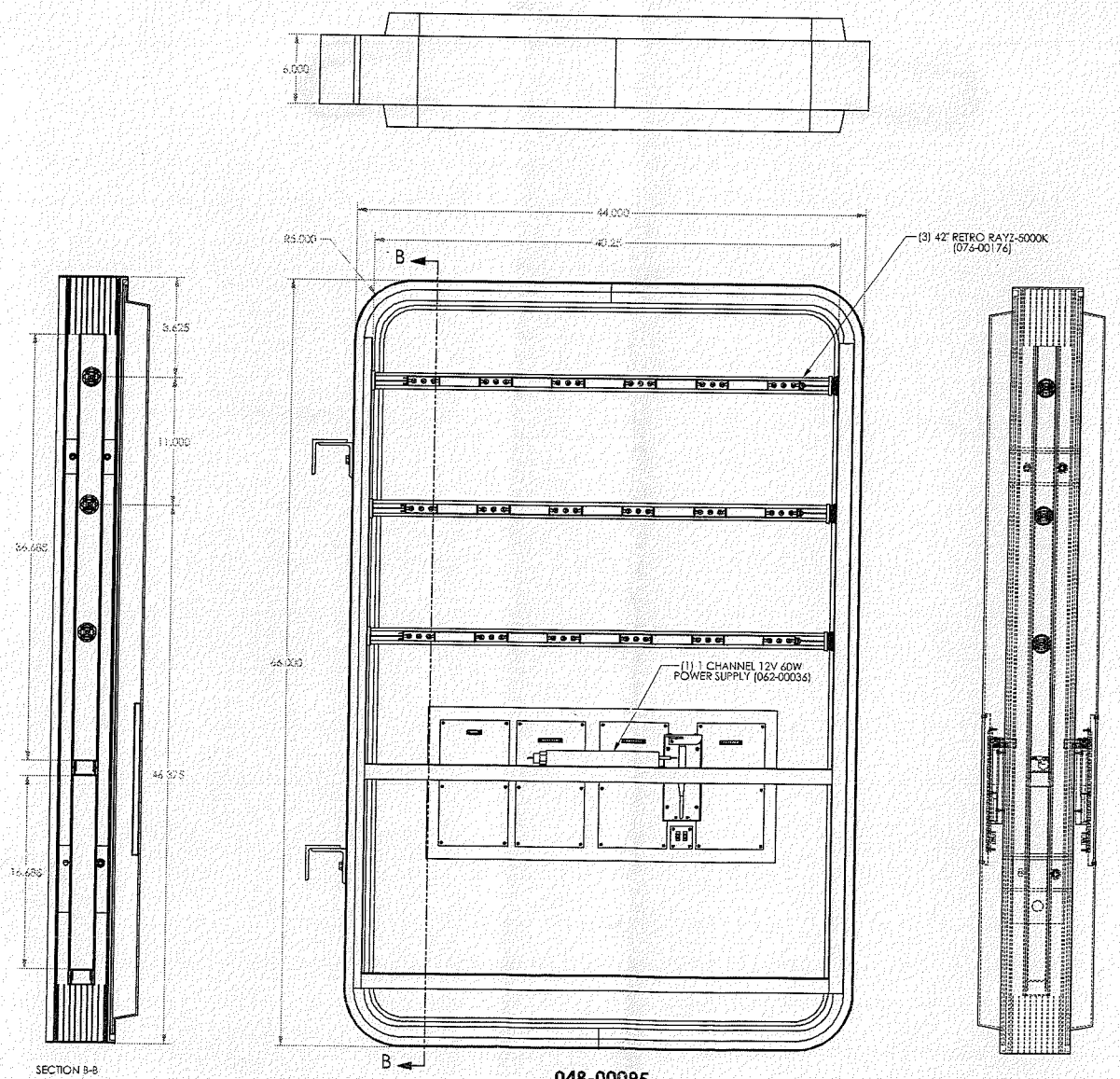
G. The applicant is proposing the least deviation possible from these regulations that will afford relief.

I believe it will impact very less or none.

In rendering a decision in favor of an appellant, the Development Review Board may attach such conditions to variances as it may consider necessary and appropriate under the circumstances to implement the purposes of VSA 24 Chapter 117 and the Brattleboro Town Plan.

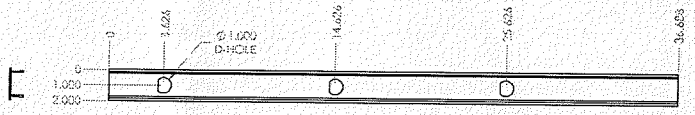
Dated: 08/26/2020 **Signature of Applicant:** JSangroo

REVISIONS					
ZONE	REV.	DESCRIPTION	SHEET	DATE	APPROVED
	A	RELEASED	ALL	07/23/18	VA



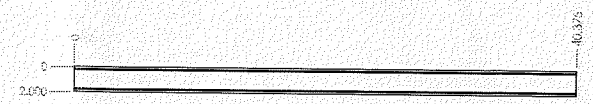
SECTION B-B

048-00095
66 X 44 SUNOCO



LAMP RCWY COVER 1
EX-112
(2) REQD

LAMP RCWY COVER 2
EX-112
(2) REQD



BALLAST COVER
EX-112
(2) REQD

EXTRUSION CUT LIST				
ITEM DESCRIPTION	MATERIAL	LENGTH	ANGLE	QTY
LAMP RCWY CVR 1	EX-112	36.688	90.90	2
LAMP RCWY CVR 2	EX-112	16.688	90.90	2
BOTTOM CVR	EX-112	40.375	90.90	2

PART DETAIL

E032112L4 SHEET 1 OF 4

Everbrite
401 South Main St.
P.O. Box 100
Pentwater, WI 49449
866-422-2121

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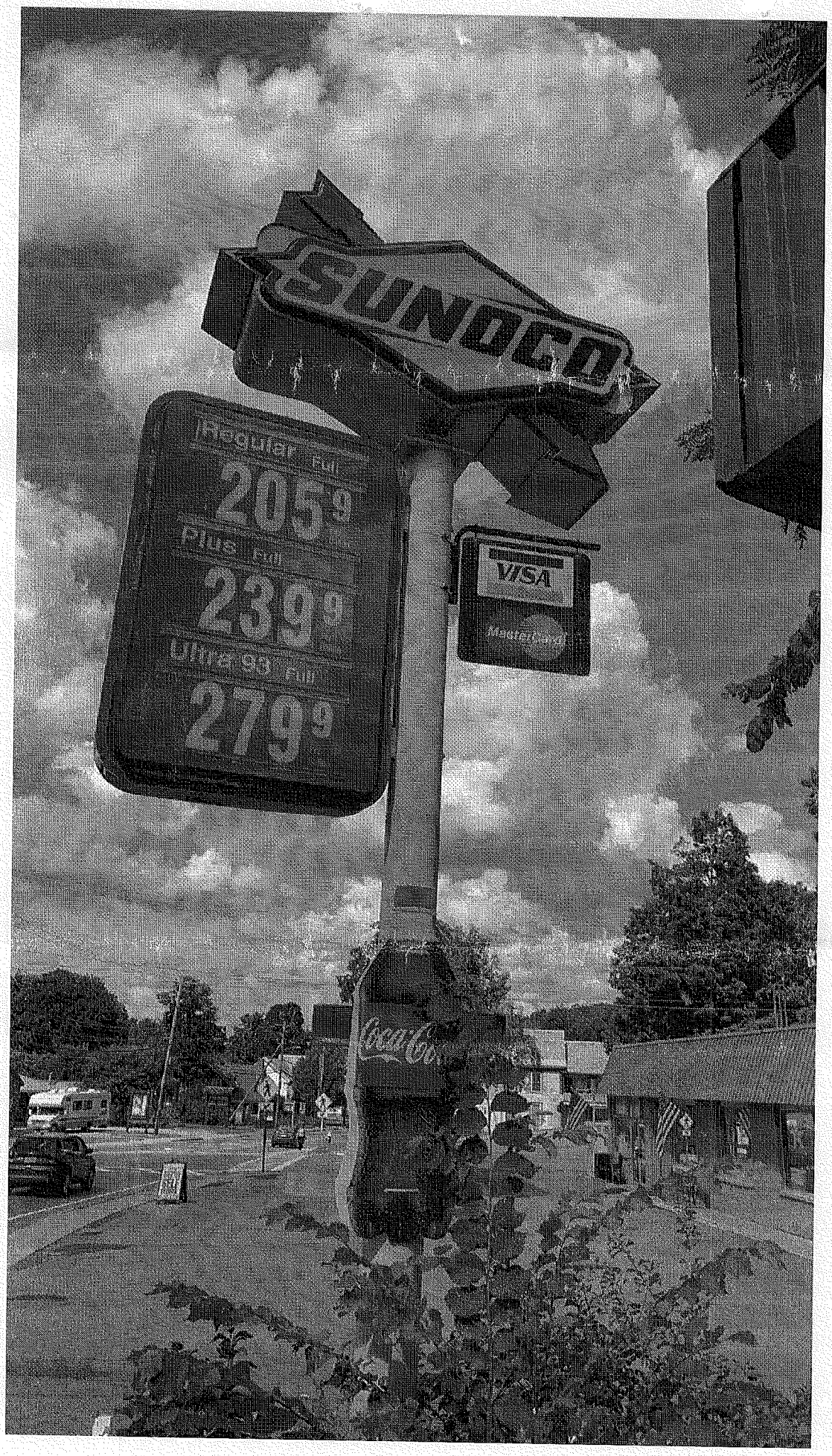
LD4S.SUN 66X44RAD 1P 10R

VA 07/23/18 NTS E032112L4 A

FILE LOCATION: G:\SLDRELDWG\E Dwgs\E032112L4 - LD4S,SUN 66X44RAD 1P 10R\E032112L4.SLDDWG

Self Serve
Regular
ICE
ICE



current
Structure

4
FULL
2
FULL
ington St
ICE
SUNOCO
OFFICIAL FUEL OF NASCAR

SUNOCO
VISA
MasterCard
Regular Full
199 9
Plus Full
239 9
Ultra 93 Full
279 9
Coca-Cola

WARNING
Security
Cameras In Use

OPEN
One-stop for your convenience!
ROCKSTAR
GOT YOUR TICKET
ATM
VISA
NIGHT CRAWLERS
&
WORMS