Town of Burlington
Board of Appeals
Application for Hearing
(Instructions are contained on the reverse side)

This application must be completed, signed and submitted with the necessary documents and filing fee by the applicant or his/her representative in accordance with the Board’s Rules and Procedures as set forth on the reverse side of this application.

Location of Property: 1 Wall Street Burlington MA 01803

Applicant
Name: Jones Sign Company
Address: 1711 Scheuring Road
De Pere WI 54115
Telephone Number: 804.325.1131
Email: permitting@jonessign.com

Property Owner
Name: The Gutierrez Company
Address: 200 Wheeler Road
Burlington MA 01803
Telephone Number: 781.685.4339
Email: pdenial@gutierrezco.com

Characteristics of the Property
Lot Area: 295280
Map #: 48
Parcel #: 48-37-2
Zoning District: I-G
Present Use: Office
Application is for: An appeal from the Building Inspector

Applicable Section of the Zoning By-Law: Article # 13, Section # 13.1.4.2
Nature and justification of request – Please give a detailed description
(Use additional pages if necessary)

See Attached

I hereby request a hearing before the Board of Appeals with reference to the above application.
Signature of Applicant (or his/her representative)
Address if not Applicant
Telephone Number: 804.325.1131
Owner’s permission if other than Applicant
See Attached

Application and fee in the amount of $ received and filed with the Town Clerk for the Town of Burlington on

Summary of Board of Appeals Action
(Date)
Decision of the Board:
Granted
Denied
Withdrawn
Decision filed with Town Clerk
(Date) 06/2013

1.0 Application

1.01 Applicant is advised to review the Burlington Zoning By-Law and the Rules of the Board of appeals prior to filling out an application and prior to appearing before the Board at a public hearing. The application form shall
Date: May 24, 2019

Your request for a Sign Permit from the Burlington Building Department is hereby denied this day May 24, 2019.

Type of permit: Sign Permit – Wall Sign (1 total)

Location of property: 1 Wall Street

Name: Qualcomm

Property Owner & Mailing Address (if different): Auburn Oxford Trust  c/o Gutierrez & Cataldo
1 Wall Street, Burlington, MA 01803

Your proposal / plan was reviewed at the Building Department on May 24, 2019 by Andrew Ungerson

And it has been determined that it is in violation of the Town of Burlington’s Zoning By Laws.

The specific article and section used to determine the need for such action is / are: See Below

The specific reason(s) to determine the need for such action is / are:

Proposed is to remove the existing Wall Sign and replace with a new.
Wall Sign 3’-6” x 19’-1” Northwest elevation at roof line – To read ’Qualcomm’

Proposed Wall Sign Non-compliant – Burlington Zoning by Law Art. 13, sect. 13.1.4.2 In short states;
‘Wall Signs with in the General Industrial (I-G) Zone above the first floor level shall be a max. of 6’-0” x 6’-0”.
Proposed Wall Sign is too long.

Also, previous Board of Appeals decision 2015-85 prohibited any additional signage on the building even if by right.

Signature

Date 5-24-19
Town of Burlington
Board of Appeals
Town Clerk's Office
29 Center Street
Burlington MA 01803

RE: Variance Justification Letter – Wall sign for Qualcomm at 1 Wall Street

To Whom It May Concern,

This Letter of Justification is respectfully submitted for consideration in the request of a variance related to the new wall sign for Qualcomm located at 1 Wall Street. The wall sign being proposed exceeds the existing allowable signage per the Burlington Zoning Bylaw.

A denial letter from the building department indicated that the proposed wall sign is non-compliant based on Burlington Zoning Bylaw Article 13, Section 13.1.4.2; that wall signs within the General Industrial (I-G) Zone above the first floor level shall be a maximum of 6'-0" x 6'-0". The proposed wall sign exceeds the required length.

Article 13, Section 13.1.4.2 states wall signs shall be the same as for business zones except that signs shall be six (6) feet or less in height.

Wall signs for the business zone addresses section 13.1.3.2.4 which states at the first-floor level a sign may extend across the full width of the wall. At other than the first-floor level, a sign shall be six (6) feet or less in length.

The proposed sign will replace the existing sign at this location, located on the top level of the building. Qualcomm currently has an existing sign at 16'-4" x 3'. The Qualcomm branding has changed, and to comply with the registered rebranding trademark, a 19'-9/16" x 3'-6", internally illuminated, flush mounted wall sign is necessary.

The current zoning law restrictions of a 6' overall length will create a visibility hardship due to the setback and size of the building. With the setback at approximately 115', a sign at a six (6') foot overall length would reduce the letter height from 3'-6" to 13.231" creating a visibility hardship.

To propose the sign on the first-floor level to allow for the extended length would also cause a visibility hardship due to the setback of the building, as well as the trees surrounding the building.

With the registered rebranded logo positioned on the top level of the building where the existing is now located, the proposed wall sign will provide an aesthetically pleasing look and will complement the building size and the surrounding property.

With the approval of the new wall sign, the new signage will obtain all required permits, fees, and inspections in order not to affect the health, safety, security morals or general welfare of the area residents, businesses, visitors and workers.

The granting of approval based on the hardship presented above will benefit the success of Qualcomm and the businesses that share the building at 1 Wall Street.

Thank you.
April 30, 2019

Mary Lightcap
Project Analyst, Staff
Qualcomm Incorporated
5775 Morehouse Drive
San Diego, CA 92121

Re: Qualcomm
One Wall Street, Burlington, Massachusetts (the “Premises”)

Dear Ms. Lightcap:

This letter shall serve as Landlord’s written consent and approval of the proposed exterior signage as shown on Exhibit A attached hereto based on the terms and provisions of the Lease and the following conditions:

(i) Such signage shall meet all appropriate regulatory codes and Zoning Bylaws enforced by the Town of Burlington.

(ii) Tenant and/or its sign contractor must obtain all the necessary permits and approvals for the Town of Burlington prior to installing the signage at the Premises, as well as provide Landlord with copies of all permits and approvals prior to performing the work.

(iii) All work shall be performed in a good and workman like manner and in compliance with all applicable laws, codes and regulations.

(iv) All such signage work shall not interfere with the building or other tenants’ operations.

(v) Prior to commencement of any work, Tenant and/or its sign contractor shall submit to Landlord to the attention of Joanne Downey by facsimile (781-272-3130) or by email jdowney@gutierrezco.com, a Certificate of Insurance containing the minimum insurance requirements as described on Exhibit B attached hereto.

Please be advised this condition will be strictly enforced and no signage work will be allowed to commence unless this requirement has been satisfied.

(vi) Tenant and/or its sign contractor shall be responsible for performing any and all necessary repairs to the designated sign band fascia for Tenant’s proposed signage, including patching and painting thereof, and such exterior signage shall be affixed flush mount to the sign band fascia of the building.
Any and all penetrations to the sign band fascia of Tenant’s proposed sign shall be neatly sealed in a water tight condition.

(vii) All such signage work shall be performed at Tenant’s sole cost and expense.

Please contact me should you have any questions or concerns regarding this matter. Otherwise, any and all signage work issue relating to the installation of the sign shall be coordinated with our Director of Property Management, Peter Denial, at (781) 685-4339 or pdenial@gutierrezco.com.

Very truly yours,

ABURN-OXFORD TRUST

By: The Gutierrez Company, Managing Agent

Lisa S. Tarricone
Leasing Manager

cc: Peter Denial
    Joanne Downey
    Tom Rogers
    Chelsie Arendt, Project Manager Jones Sign
Site Plan

Work Scope

CL.1 FACE-LIT CHANNEL LETTERS (Qty. 1) - WHITE SQUARE FOOTAGE: 66.7

Code Review

Code information.....
CL.1 FACE-LIT CHANNEL LETTERS (Qty. 1) - WHITE

SQUARE FOOTAGE: 66.7

EXISTING
SCALE: N.T.S.

PROPOSED
SCALE: N.T.S.

FRONT VIEW
SCALE: 1/12" = 1'-0"

SPECIFICATIONS
1. (.012)" L.P.P. PRE-FINISHED ALUMINUM COIL, RETURN (WHITE INSIDE)
2. (.040)" L.P.P. GALVANIZED METAL ROOFTOP SCREWS
3. 1/2" JAVELIN WHITE TRIMCAP CHEMICALLY BONDED TO PANELS
4. .032" WHITE ALUMINUM PRESSURE FILM FOIL
5. PRINCIPLE 7664 WHITE LEDS
6. (.125)" ALUMINUM BACK/PAINTED P-2 (P-VISIBLED)
7. MOUNTING HARDWARE (F.B.O. BY WALL CONSTRUCTION)
8. 3/4" ELECTRICAL HOLE/3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
9. LED POWER SUPPLY INSIDE POWER SUPPLY BOX
10. TONGUE & GROOVE MOUNTED TO POWER SUPPLY BOX
11. 1/4" HOLE, DEEP HOLE (EXTerior APPEARs ONLY)

NOTES:
- CL. MANUFACTURER & VOLTAGE/AMPERE RATING ON TOP OF LETTER
- TYPICAL ELECTRICAL LEAD/AMP LENGTH IS 6'-0"
- VOLTAGE: 120V

COLORS/FINISHES
P-2 MAT WHITE, SATIN

NIGHT VIEW

SIGN TYPE | A | B | C | SQ. FT
---|---|---|---|---
QUA-CL-18-W | 18" | 10 1/4" | 8'-2" | 12.25
QUA-CL-24-W | 24" | 13 5/8" | 10'-10 1/2" | 21.75
QUA-CL-30-W | 30" | 17 1/8" | 13'-7 1/4" | 34.01
QUA-CL-36-W | 36" | 20 1/4" | 16'-4" | 49.0
QUA-CL-42-W | 42" | 24" | 19'-9 1/8" | 66.7
QUA-CL-48-W | 48" | 27 3/8" | 21'-9 1/8" | 87.04

This is a preliminary unpublished schematic by Jones Sign Co. Inc. It is for your personal use in conjunction with a project being planned for you by Jones Sign Co. Inc., is not to be shown outside of your organization, nor is it to be copied, reproduced, entered or exhibited in any fashion. Use of this schematic or any elements of the design in any sign done by any other company, without the express written permission of Jones Sign Co. Inc., is considered a violation of up to 20% of the purchase price of this sign. Jones Sign Co. Inc. will not guarantee exact matches in color, nor will it guarantee exact matches in size, nor will it guarantee exact matches in size by any other sign company. This sign is intended to be used by you for your personal use in conjunction with a project being planned for you by Jones Sign Co. Inc., and is not to be understood as being exact in size or exact color.
60W

60W

QUALCOMM

19 10 12 6 8 10 33

9280 Lumens

AMP DRAW: 2.2 A

ESTIMATED PRODUCT PER SIGN
FACE LIT
76 MODS PER BAG
(95) TRUE WHITE QWIK MOD 2 MODULES (M-QMDX0-71)
58FT TRUE WHITE QWIK MOD 2 MODULES
(1) 60W POWER SUPPLIES (P-OH0060-12-PL)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
Channel letter depth, face color, material, and thickness can vary which may effect the number of modules required. To ensure accuracy, it is recommended that you test light in a darkened environment prior to installing or shipping to the site to ensure the light output is commercially acceptable. Final material estimates are the responsibility of the sign manufacturer. Unless noted in header, Layout is based on the use of acrylic face material.