



Town of Greenwich
 Planning & Zoning Department /
 Town Hall – 101 Field Point Road, Greenwich, CT 06830-2540
 Phone: (203)622-7894 – Fax: (203)622-3795

APPLICATION FOR SIGN / AWNING REVIEW

Name of Project: Boll & Branch

Address of Project: 169 Greenwich Avenue

Tax ID: 01-2563/S Building Zone: CGBR

Proposed Use of Floor Space: Retail

Previous Occupant: _____ Previous Use: Retail

Other tenants/uses in the building: _____

Changes to the floor area (GSF): Existing: N/A Proposed: N/A

Site plan been submitted to Planning and Zoning for this site/project? NO YES: _____

Has this project been reviewed by ARC prior to this submission? NO YES: _____

Building Frontage <u>16'0"</u>	Number of Proposed Signs <u>(1)</u>
Size of sign(s) <u>12" x 11'11-1/2"</u>	Size of awning(s): <u>N/A</u>
Is sign illuminated? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES: (method of illumination) _____	
Is the sign free standing? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES: (dimensions of post) _____	
Total Area of all signs: <u>11.96 SF</u>	
Zoning Enforcement preliminary review (initials): <u>JS/JS/20</u>	

Will there be any site work? NO YES: (describe) _____

Will there be any changes to exterior of the building? NO YES: (describe) _____

Name of Property Owner: Allied Property Group

Signature of Property Owner: See Attached

Name of Applicant: Brian O'Connor

Email: *This email address will be used to contact you.* brian@frohlingsign.com

Daytime Phone: 845-623-2258

Applicant Signature: [Signature]

Sign/Awning Company: Frohling Sign Company

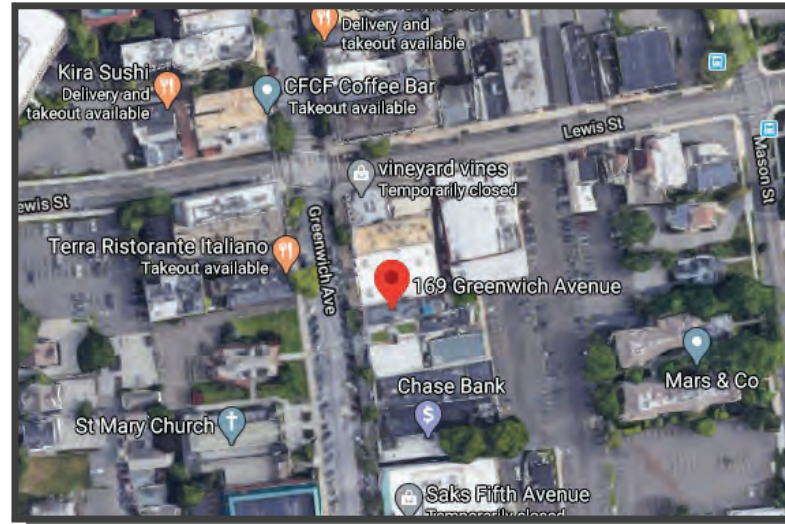
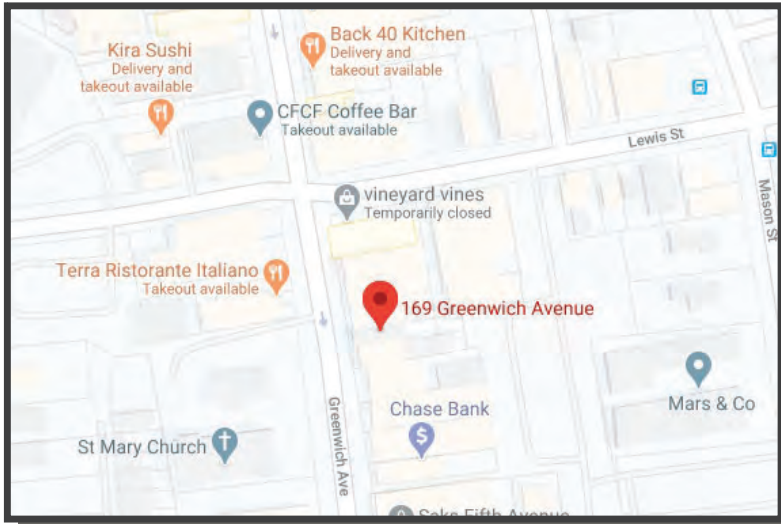
Sign/Awning Company's Phone Number: 845-623-2258

Email address of the sign Company: brian@frohlingsign.com

Check # _____ Check Amount: _____ PLPZ _____

BOLL & BRANCH

169 GREENWICH AVE
GREENWICH, CT 06830



93 Industry Drive
PO Box 349
Versailles, KY 40383
859.879.1199



BOLL & BRANCH

169 GREENWICH AVE
GREENWICH, CT 06830

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.

RUGGLES SIGN DOES NOT PROVIDE PRIMARY ELECTRICAL TO SIGN LOCATION!

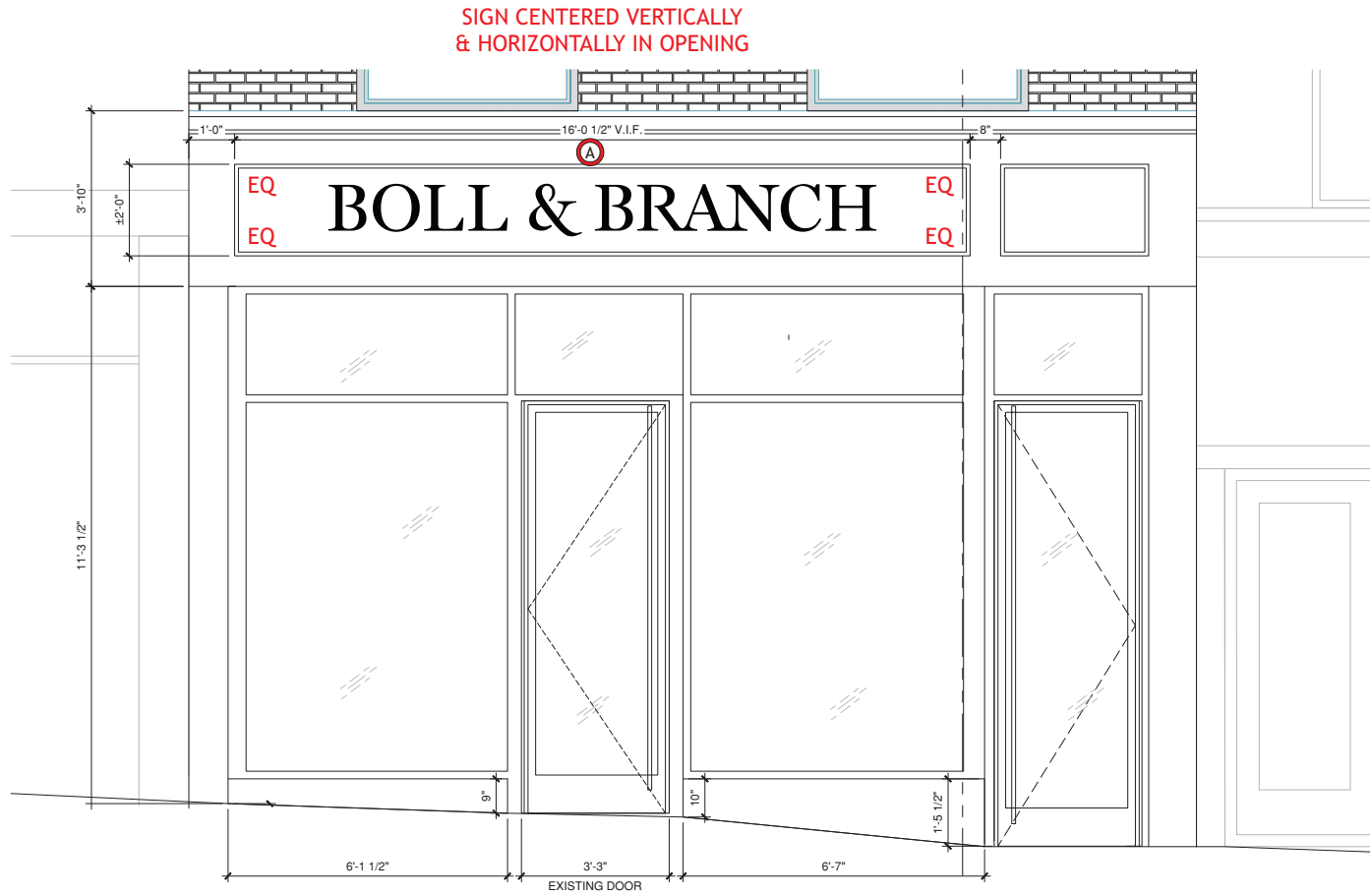


Submital Date: 04/20/20
Plan Issue/Rev Date: _____
Acct Rep: Matt Boone
Designer: Ryan Couch

REVISIONS

R1: 04/23/20 R6: _____
R2: _____ R7: _____
R3: _____ R8: _____
R4: _____ R9: _____
R5: _____ R10: _____

STOREFRONT - ELEVATION
 Scale: 3/8" = 1' - 0"



A B&B12FCO
 Qty - 1

B B&B6FCO
 Qty - 1



93 Industry Drive
 PO Box 349
 Versailles, KY 40383
 859.879.1199



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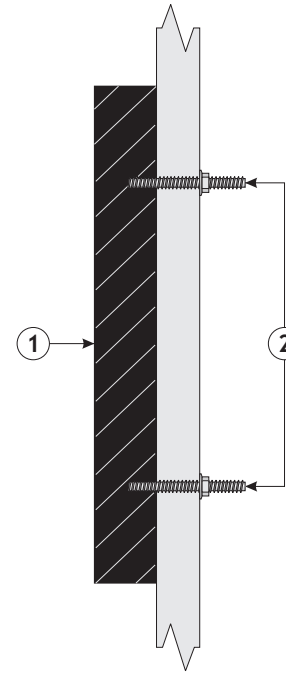
A NON-ILLUM. LETTERS - ELEVATION
Scale: 3/4" = 1' - 0"

12" **BOLL & BRANCH**
11'-11 1/2" 11.95 SQ FT

SIGN - DETAILS

- 1 3/4" THICK, ROUTED ACRYLIC LETTERS PAINTED MATHEWS MATTE BLACK
- 2 LETTER MOUNTED FLUSH TO WALL WITH 8-32 x 6" THREADED STUDS AND WIZ NUT SILICONE TO BE APPLIED TO STUDS

NON-ILLUM. CASH WRAP LETTERS - SECTION
Scale: N.T.S.



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ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 284/308

Printed 12/18/2019 Card No. 1 of 1

PARCEL NUMBER
01-2563/S
Parent Parcel Number

RT 169GA LLC
C/O ALLIED PROPERTY GROUP
116 MASON ST 2ND FL
GREENWICH, CT 06830
LOT NO 23 GREENWICH AVE E-18

TRANSFER OF OWNERSHIP

Date		
11/26/2018	NJE 169 AVE LLC Bk/Pg: 7452, 342	\$3850000
05/22/2012	FONG HIM LUN, CHIN NANCY Y, FONG JOH Bk/Pg: 6347, 206	\$0
12/18/1997	FONG HIM LUN Bk/Pg: 3009, 288	\$0
01/14/1990	FONG HIM LUN & YEE LING Bk/Pg: 2010, 186	\$0
05/05/1971	NA Bk/Pg: 813, 522	\$0

Property Address
GREENWICH AVENUE 0169
Neighborhood
2100 GREENWICH AVE

Property Class
235 Mixed - Use

TAXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 01
Section & Plat 169
Routing Number 3234E0018

COMMERCIAL

VALUATION RECORD

Assessment Year	10/01/2010	10/01/2015	10/01/2015	10/01/2016	10/01/2017	10/01/2018	10/01/2019
Reason for Change	2010 Reval	2015 Prelim	2015 Final	2016 List	2017 List	2018 List	2019 List
VALUATION	L 2533100	2089800	2089800	2089800	2089800	2089800	2089800
Market	E 1249500	1620800	1620800	1620800	1620800	1620800	1620800
	T 3782600	3710600	3710600	3710600	3710600	3710600	3710600
VALUATION	L 1773170	1462860	1462860	1462860	1462860	1462860	1462860
70% Assessed	E 874650	1134560	1134560	1134560	1134560	1134560	1134560
	T 2647820	2597420	2597420	2597420	2597420	2597420	2597420

Site Description

Topography:
Public Utilities:
Sewer, Electric

LAND DATA AND CALCULATIONS

Street or Road:

Neighborhood:

Zoning: 1 Primary Commercial
CGBR Central Business
Legal Acres: 0.0594

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Influence		Value
-or-	-or-	Effective	Depth	Rate	Rate	Value	Factor		
Actual	Effective	Depth	-or-						
Frontage	Frontage	Depth	Square Feet						
				2587.46	807.65	807.65	2089800		2089800

BP15: 15-3241: \$23,200 Roof
BP19: 19-0180: \$900 Amended \$172,000 Renovate Retail & Apartment
DBA: 1st. Fl. Vacant (Formerly Lux Bond & Green Jewelers)
2nd. Fl. BB: 1-1-2, 3-1-1
UCIC: 2019

Supplemental Cards
TRUE TAX VALUE 2089800

Permit Number	FilingDate	Est. Cost	Field Visit
Type		Est. SqFt	

Supplemental Cards
TOTAL LAND VALUE 2089800

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS

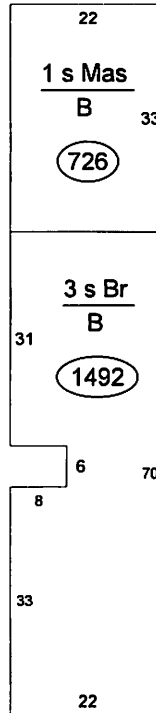
Frame	B	1	2	U
Brick	Yes	Yes	Yes	Yes
Metal Guard				

FRAMING

Wd Jst	B	1	2	U
R Conc	2218	0	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2218	1492	1492



22 X 46 SECTION GUTTED 1ST REAR
AS OF 10/12/00

Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 01/2015				
Base Cost	5202	125.80	654400	
Exterior Walls	5202	23.73	123429	
Heating & Cooling	5202	18.44	95913	
Basic Structure Cost	5202	167.96	873742	
Finished Basement	2218	123.22	273302	
Heating & Cooling	2218	11.10	24620	
Building Cost New	5202	225.23	1171664	
Physical	0	0.00	91202	7.78
Depreciated Cost	5202	207.70	1080462	
Rounded Total	0	0.00	1080500	
Total Exterior Features Value				
Depreciated Ext Features				
Total Before Adjustments			1080500	
Neighborhood Adjustment			540300	50.00
TOTAL VALUE			1620800	

(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Grade	Eff Const	Year Cond	VG	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C : Remod 2007		C	GENCOMM	0.00		Good	1920	2000	VG	0.00	N	0.00	2218	0	0	0	150	100	1620800

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TD 05/06/2019

TOG 10/01/2015

Neigh 2100 AV

TOTAL IMPROVEMENT VALUE

1620800

RE: Boll & Branch
Location Name: Boll & Branch
Address: 169 Greenwich Avenue
City, State Zip: Greenwich, CT. 06830

AUTHORIZATION AND CONSENT FORM

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly authorized by the Lease to grant authorization to Frohling Sign Company and/or their subcontractor to apply for permits and install new signage at the above referenced location as per the attached brand book.

LANDLORD APPROVAL		
Signature 	Print Name 	Date <u>06-10-20</u>
Title/Company <u>Managing Partner</u>	Email <u>tom@alliedpropertygp.com</u>	
Address <u>116 Mason St - 2nd Floor</u> <u>Greenwich, CT 06830-6629</u>	Phone <u>203-661-5800</u>	

Return form to: Frohling Sign Company
711 Executive Boulevard
Suite G
Valley Cottage, NY 10989

Email (preferred): brian@frohlingsign.com

Fax: 845-623-2799