



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: Chicque

Address of Project: 151 Greenwich Avenue

Tax ID: _____ Building Zone: _____

Proposed Use of Floor Space: MENSPA

Previous Occupant: SALON / SPA Previous Use: SALON / SPA

Other tenants/uses in the building: _____

Changes to the floor area (GSF): Existing: _____ Proposed: _____

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>33' (tenant space)</u>	Number of Proposed Signs	<u>1 (recoer)</u>
Size of sign(s)	<u>6.42 ft</u>	Size of awning(s):	<u>57 1/2" x 52 1/2"</u>
Is sign illuminated?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES: (method of illumination)	<u>N/A</u>	
Is the sign free standing?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES: (dimensions of post)	_____	
Total Area of all signs:		<u>6.42 ft</u>	
Zoning Enforcement preliminary review (initials): _____			

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

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

x Name of Property Owner: _____

x Signature of Property Owner: _____

Name of Applicant: Archer Signs - Chicque

Email: *This email address will be used to contact you.* bryan@archer-signs.com

Daytime Phone: 203-882-8484

Applicant Signature: [Signature]

Sign/Awning Company: Archer Signs

Sign/Awning Company's Phone Number: 203-882-8484

Email address of the sign Company: bryan@archer-signs.com

Check # _____ Check Amount: PLPZ

REVISIONS:	DATE:	BY:

COLOR & FINISH SPECS.

- C1 MEDIUM GRAY
- C2 WHITE
- C3
- C4
- C5
- C6
- C7

MATERIAL SPECS.

- M1 EXISTING AWNING FRAME
- M2 CANVAS W/ WHITE PAINTED LOGO
- M3
- M4
- M5
- M6
- M7
- M8
- M9
- M10
- M11
- M12
- M13
- M14
- M15
- M16
- M17

APPROVAL

DATE: _____
 PM APPROVAL: _____
 WORK ORDER #: _____

EXISTING



PROPOSED



REVISIONS:	DATE:	BY:

COLOR & FINISH SPECS.

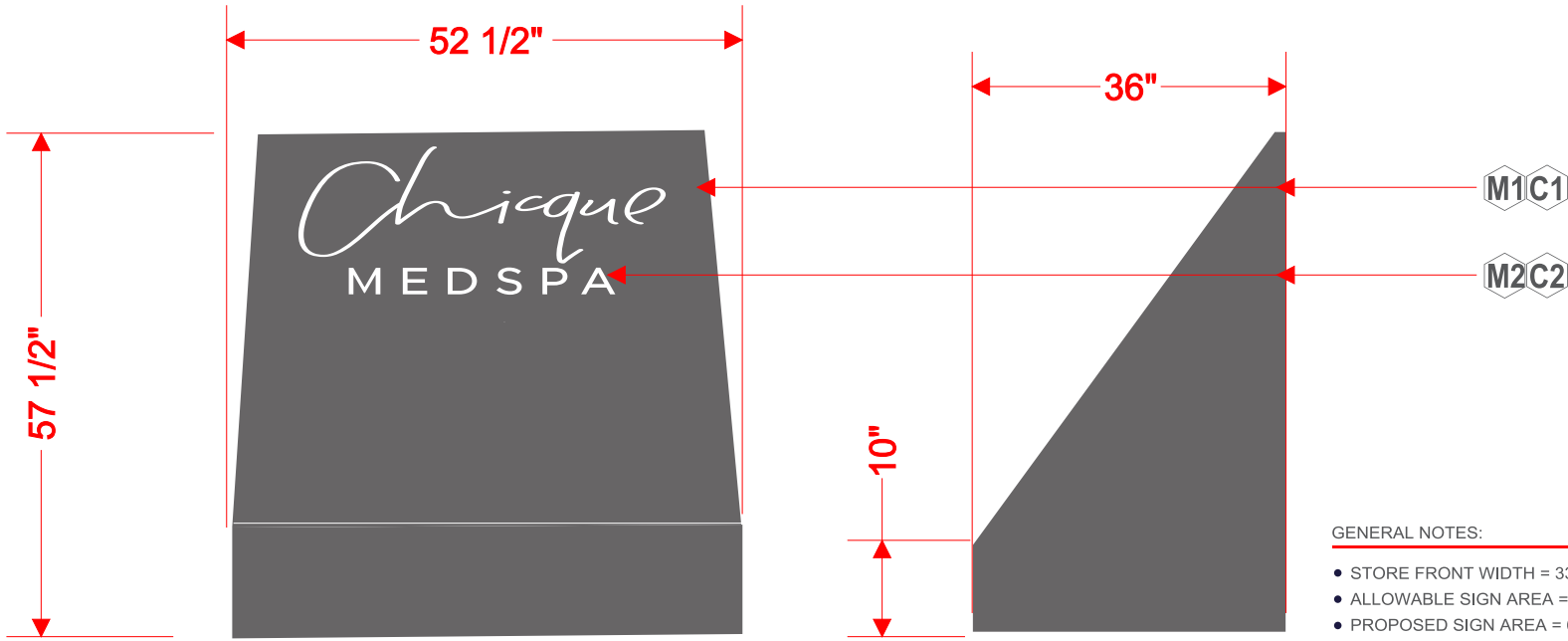
- C1 MEDIUM GRAY
- C2 WHITE
- C3
- C4
- C5
- C6
- C7

MATERIAL SPECS.

- M1 EXISTING AWNING FRAME
- M2 CANVAS W/ WHITE PAINTED LOGO
- M3
- M4
- M5
- M6
- M7
- M8
- M9
- M10
- M11
- M12
- M13
- M14
- M15
- M16
- M17

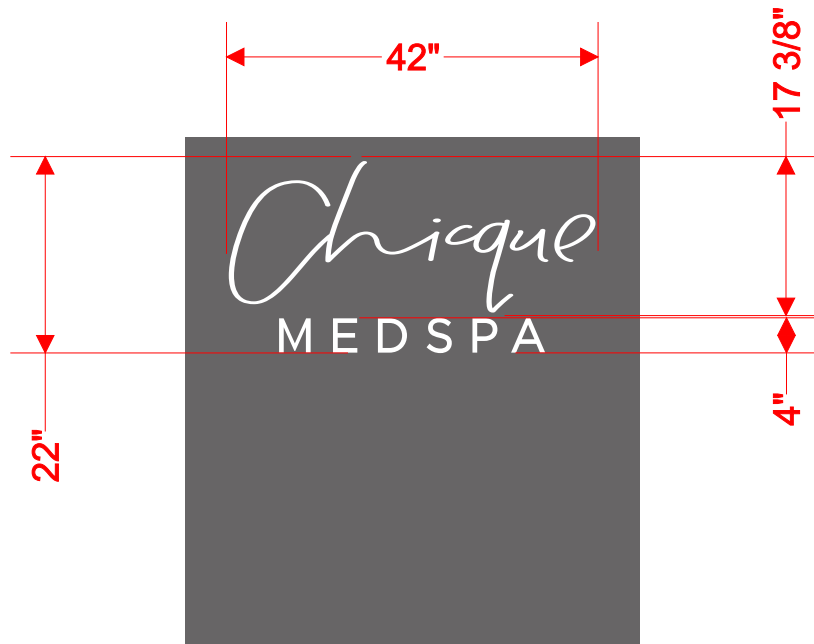
APPROVAL

DATE: _____
PM APPROVAL: _____
WORK ORDER #: _____



GENERAL NOTES:

- STORE FRONT WIDTH = 33'-0"
- ALLOWABLE SIGN AREA = 66 SQ. FT.
- PROPOSED SIGN AREA = 6.42 SQ. FT.



FLAT VIEW

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 284/306

Printed 12/19/2019 Card No. 1 of 1

PARCEL NUMBER
01-1961/S

Parent Parcel Number

Property Address
GREENWICH AVENUE 0151

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 3234E0016

REICHENBAUM 151 LLC
% MARK REICHENBAUM
5959 COLLINS AVE-APT 1907
MIAMI BEACH, FL 33140

LOT NO 20 GREENWICH AVE E-16

TRANSFER OF OWNERSHIP

Date		
06/02/2015	REICHENBAUM PROPERTIES LLC Bk/Pg: 6904, 159	\$0
06/02/2015	HAJA PROPERTIES LLC Bk/Pg: 6904, 158	\$0
08/26/2005	HAJA 151 LLC Bk/Pg: 5004, 309	\$0
01/11/2002	SPORTING PARTNERS LLC Bk/Pg: 3752, 247	\$4850000
12/05/1985	NEMETZ CARL J EST & CARL D Bk/Pg: 1529, 229&32	\$1500000

COMMERCIAL

VALUATION RECORD

Assessment Year	10/01/2015	10/01/2015	10/01/2015	10/01/2016	10/01/2017	10/01/2018	10/01/2019
Reason for Change	2015 Prelim	2015 Final	2015 BAA	2016 List	2017 List	2018 List	2019 List
VALUATION	L 3115400	3115400	3115400	3115400	3115400	3115400	3115400
Market	B 3928500	3928500	3928500	4189900	4189900	4189900	4189900
	T 7043900	7043900	7043900	7305300	7305300	7305300	7305300
VALUATION	L 2180780	2180780	2180780	2180780	2180780	2180780	2180780
70% Assessed	B 2749950	2749950	2749950	2932930	2932930	2932930	2932930
	T 4930730	4930730	4930730	5113710	5113710	5113710	5113710

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor				Influence	Value
Soil ID	Acreage		-or-	Base	Adjusted	Extended	Factor	
-or-	-or-		Depth Factor	Rate	Rate	Value		
Actual	Effective	Effective	-or-					
Frontage	Frontage	Depth	Square Feet					
				4024.94	774.01	774.01		3115400

Site Description

Topography:

Public Utilities:
Water, Sewer, Electric

Street or Road:

Neighborhood:

Zoning: 1 Primary Commercial

CGBR Central Business District

Legal Acres: 0.0924

BA15: Sustain

BP14: 14-0301: \$225,000 int renov

DBA: 1st flr--lululemon athletica;

2nd flr Dream Spa (Lori Dodd);

3rd flr-Pure Organic Tan, Dr. Mohammed Mirza, 2-1BR apts.

GEN: 8/26/05-V.5004,P.309 Certif. of Merger of HAJA 151 LLC & HAJA 252 LLC To: HAJA Properties LLC (all HAJA Prop's under this new name) 9/15/05 LSF

SALE: 1/02 transfer cnfrmd arm's length w/ seller's atty.

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

Supplemental Cards

TRUE TAX VALUE 3115400

Supplemental Cards

TOTAL LAND VALUE 3115400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

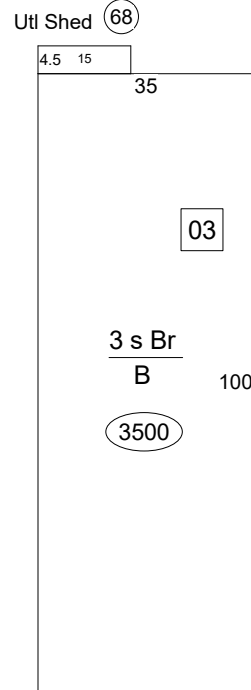
Frame	B	1	2	U
Brick	Yes	Yes	Yes	Yes
Metal				
Guard				

FRAMING

Wd Jst	B	1	2	U
R Conc	0	3500	3500	3500
	3500	0	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
Sprink	3500	3500	3500	3500
	3500	0	0	0



Item Description	Units	Cost	Total	Pct
------------------	-------	------	-------	-----

M & S Cost Database Date: 01/2015

Base Cost	10500	162.79	1709280	
Exterior Walls	10320	34.71	358189	
Heating & Cooling	10500	16.42	172380	
Basic Structure Cost	10500	213.32	2239849	
Finished Basement	3500	109.93	384755	
Heating & Cooling	3500	23.13	80955	
Sprinklers	3500	6.62	23170	
Building Cost New	10500	259.88	2728729	
Physical	0	0.00	107083	3.92
Depreciated Cost	10500	249.68	2621646	
Rounded Total	0	0.00	2621600	
Total Exterior Features Value				
Depreciated Ext Features				
Total Before Adjustments			2621600	
Neighborhood Adjustment			1310800	50.00
TOTAL VALUE			3932400	

(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C : Remod 2008		C	GENCOMM	0.00		Exe	1900	2005	VG	0.00	N	0.00	3500	0	0	0	150	100	3932400
		01	UTLSHED	10.00	1	Avg	1990	1990	AV	44.50	N	66.75	5x 15	4540	11	0	100	100	4000
		03	ELEVCOM	3.00	2E	Avg	2000	2000	VG	169000	N	253500	1@ 0	253500	0	0	100	100	253500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TD 12/06/2018

TOG 10/01/2015

Neigh 2100 AV

TOTAL IMPROVEMENT VALUE

4189900