



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

PLANNING & COMMUNITY
DEVELOPMENT

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. 3580

1. Property Address 20 MASSACHUSETTS AVENUE
Name of Record Owner(s) KD NAI NAN/NAN REALTY Phone 781-648-8670
Address of Owner 40 TABOR HILL RD TRUST LINCOLN, MA 01773
Street City, State, Zip
2. Name of Applicant(s) (if different than above) JOHN ERICKSON/MEINEKE MUFFLER
Address 20-22 MASS. AVE ARLINGTON 02474 Phone 781-648-8670
Status Relative to Property (occupant, purchaser, etc.) TENANT
3. Location of Property MAP 001.0 BLOCK 0004 LOT 0002.0
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) CAR CARE (REPAIR) FACILITY.
6. Proposed Use of Property (include # of dwelling units, if any) SAME
7. Permit applied for in accordance with
the following Zoning Bylaw section(s) 3.4 SPECIAL PERMIT/ENVIR. DESIGN
section(s) title(s)

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

PROPOSE TO REMOVE EXISTING "DATED" BACKLIT "BOX" TYPE WALL SIGNS & INSTALL NEW INDIVIDUALLY ILLUMINATED LED LETTER SIGNS, PER PLANS SUBMITTED.

(In the statement below, strike out the words that do not apply)

The applicant states that THE OCCUPANT is the ~~owner~~ -or- occupant -or- ~~purchaser under agreement~~ of the property in Arlington located at 20-22 MASS AVE. which is the subject of this application; and that ~~unfavorable action~~ or no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

MEINEKE CAR CARE CENTER
JOHN ERICKSON
Signature of Applicant(s)

20-22 MASS AVE., ARLINGTON 781-648-8670
Address Phone
MA 02474



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- N/A Dimensional and Parking Information Form (see attached)
- N/A Site plan of proposal
- N/A Model, if required
- ✓ Drawing of existing conditions
- ✓ Drawing of proposed structure
- N/A Proposed landscaping. May be incorporated into site plan
- ✓ Photographs
- ✓ Impact statement
- ✓ Application and plans for sign permits
- N/A Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____ Special Permit Granted	Date: _____
_____ Received evidence of filing with Registry of Deeds	Date: _____
_____ Notified Building Inspector of Special Permit filing	Date: _____

John Erickson
Meineke Car Care Center
22 Massachusetts Avenue
Arlington, MA 02474

To the Arlington Redevelopment Board:

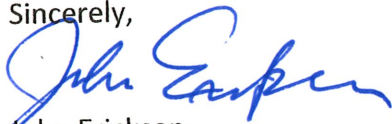
Thank you for your time and resources in reviewing my application for two new wall signs per the attached submittal. I have been doing business at this location in Arlington for over 20 years as a Meineke franchise and have always been mindful of my neighborhood and town with respect to the overall impact of my business, advertising and "landscape".

I am seeking to replace two internally illuminated sign "boxes" that are approximately 20 years old with two new LED illuminated individually illuminated letter signs with corporate updated "meineke car care center" graphics. These signs have a minimal energy consumption (using LED modules for illumination) and will have also a minimal lighting impact as compared to our current signs that have high output florescent lamps and ballasts. The current signs are nearly 20' in length and are backlit with a yellow background with black letters. We are proposing with the new signs that only the lettering of "meineke" and "car care center" are to be illuminated with no "background glow", as is currently the case.

In addition, we will be repainting the building in a beige (same as existing wall color) paint to help to provide a fresh and clean look and feel to the public in general and our customers in particular. We will continue to help with keeping the landscape and vegetation provided by the Town in front of our building as clean and vibrant as possible.

I would like to point out that these new graphics are part of an overall effort of the Meineke Corporation to standardize the signage throughout the country to promote the brand in both a more environmentally sensitive manner and to increase recognition of our product. It is important to us that we upgrade our image to the public in this way and our corporate partners have made this effort to meet these concerns. We believe that these signs will be both an improvement over our existing signage as well as signage that fits in with the area and does not in any way detract or negatively impact the visual environment of our area.

Sincerely,



John Erickson

October 10, 2018

Meineke
John
22 Massachusetts Avenue
Arlington, MA
Phone: 781-648-8670



Thursday, October 11, 2018
Jim Did It Sign Co.

Salesperson: Bob Thompson
Jim Did It Signs & Awnings
10 Draper Street Unit 11
Woburn, MA 01801
Phone: 781-933-1865
Fax: 781-933-1864
E-Mail: bthompson@jimdidit.com

Meineke Car Care Center

Meineke
John
22 Massachusetts Avenue
Arlington, MA
Phone: 781-648-8670

MASSACHUSETTS AVENUE ELEVATION



Propose to install illuminated channel letters on raceway (painted to match wall). "meineke" to be 27" high by 11' in length. Box sign for "car care center" to be 14" by 8'-4". Overall size of sign to be 42" x 11'-0" (38.5 sq. ft.).

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Arlington, MA
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BOULEVARD STREET ELEVATION



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Existing Conditions.

Thursday, October 11, 2018
Jim Did It Sign Co.

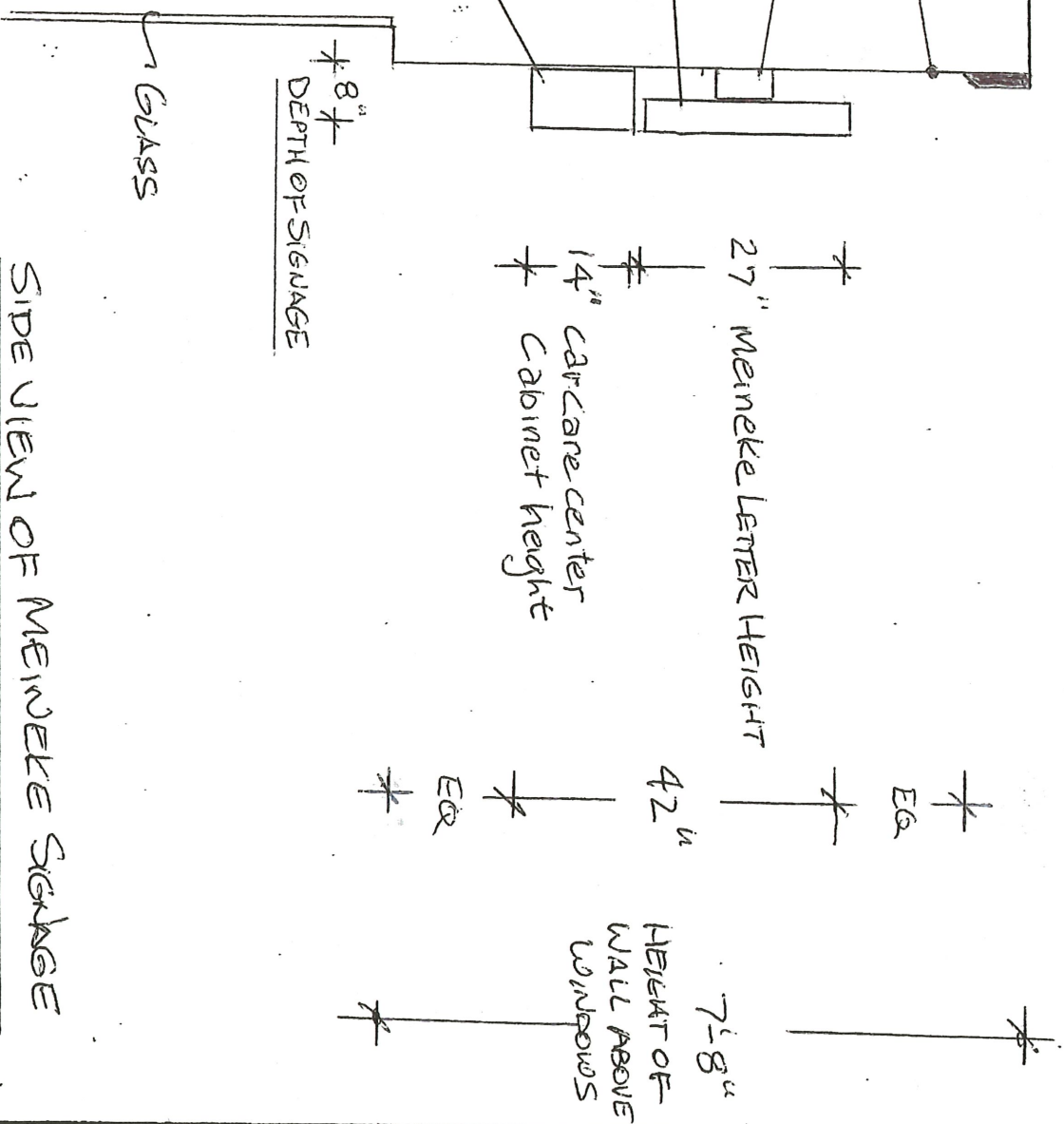
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BEIGE MASONRY WALL

8" HIGH X 4" DEEP
RACEWAY PAINTED
TO MATCH WALL.

MEINEKE LETTERS
4" DEEP, BLACK ALUMINUM
W/ YELLOW FACES
WHITE LED ILLUMINATION.

BLACK ALUMINUM
CABINET - WHITE LETTERS
BLACK OPALQUE BACKD. WHITE
LED ILLUMINATION,
CABINET 8" DEEP.



SIDE VIEW OF MEINEKE SIGNAGE
(FRONT & SIDE ELEVATIONS)

- WALL & PLAIN SIGNS
- INTERIOR & EXTERIOR
- REVENUES & LEVANS
- RETAIL FACES
- CHANNEL LETTERS
- SURFACES & PERMITS
- FREE ESTIMATES
- CUSTOM DESIGN
- CORPORATE
- INSTALLATION
- TIME & TEMP. LIMITS
- CONSTRUCTION
- MAINTENANCE
- WOOD STRUCTURES
- MESSAGE CENTERS

THIS DOCUMENT ENGINEERING PROPOSAL IS TO REMAIN EXCLUSIVE PROPERTY



Jim Did It Signs & Awnings
10 Draper Street Unit 11
Woburn, MA
01801

CLIENT	MEINEKE	DESIGNER	SCALE	DATE	REVISIONS	APPROVED
ADDRESS	22 MASS AVE	CATEGORY	1/2" = 1'-0"			
DESIGNER	ARLINGTON	DATE				
DRAW NO.						
DATE	10 OCT 2018					

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. 35800

Property Location 20-22 MASS. AVE

NAN REALTY TRUST

Owner: KO NAI NAN, TRUSTEE

Zoning District B4

Address: 40 TABOR HILL ROAD
LINCOLN, MA 01773

Present Use/Occupancy: No. of Dwelling Units:

AUTOMOTIVE REPAIR SHOPS (2)

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:

SAME

Uses and their gross square feet:

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	5353	5353	min.
Frontage	50	50	min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)	0	0	min.
Side Yard Width (feet) right side	0	0	min.
left side	0	0	min.
Rear Yard Depth (feet)	0	0	min.
Height			min.
Stories	1	1	stories
Feet			feet
Open Space (% of G.F.A.)			min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)			min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.