



Town of Simsbury

933 HOPMEADOW STREET

SIMSBURY, CONNECTICUT 06070

Office of Community Planning and Development

To: Simsbury Zoning Commission

From: George K. McGregor, AICP, Planning & Community Development Director

Date: April 18, 2022

RE: Application #22-14 of Artfx, for a sign permit at 4 Hartford Rd., (Assessor's Map G15, Block 45, Lot 001) to allow a +-38 sq.ft. ground mounted sign.

Description of Sign Plan

Artfx, on behalf of Wolf Restaurant LLC, has submitted a sign permit to replace in-kind the existing ground mounted sign with the following design (both day & night images):



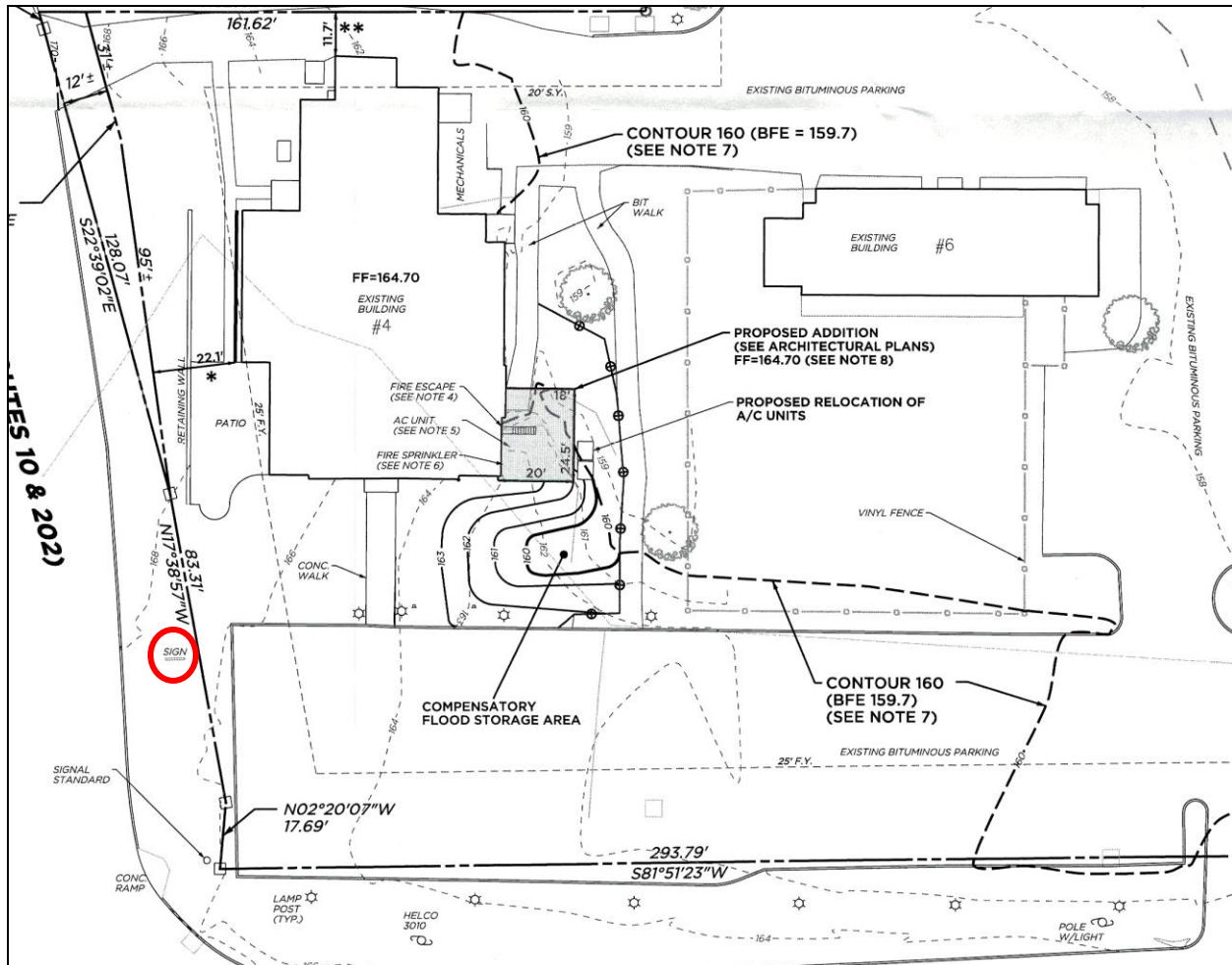
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8:30 – 7:00 Monday
8:30 – 4:30 Tuesday through Thursday
8:30 – 1:00 Friday

A detailed plan set is attached to the Applicant submission. The sign measures 38 sq.ft. in size and is at a height of 8 ft. Prominent materials include a fabricated arched cabinet, vinyl details, acrylic letters, aluminum posts, and LED lighting.

The sign will be replacing an existing sign located within the right-of-way and is located outside of the existing parcel boundaries. Section 9.3.g. requires signs to be located within the property lines of the site it intends to serve. See site plan below:



Staff has alerted the applicant to this issue and is working with the applicant on a solution: an internal parcel location. There appears to be a variance granted (00-03) to allow for a sign to be off-premise, issued in 2000. Staff is also reviewing the transferability of this action. Staff will update the Commission on Monday night.

Design Elements

Staff recommends landscaping at the base of the sign.

Staff has also asked the applicant to clarify that the sign meets zoning regulation intent for externally lit or back lit lighting standards and that no light is projected through the sign face.

Attachment "A"
Simsbury Zoning Commission
Monday April 18, 2022

A motion to approve **Application #22-14** of Artfx, for a sign permit at 4 Hartford Rd., (Assessor's Map G15, Block 45, Lot 001) to allow a+-38 sq.ft. ground mounted sign.

The Commission makes the following findings in granting the sign permit:

The sign conforms to the sign regulations and design standards found in Section 9.3 of the Zoning regulations.

In granting the special exception the Commission issues the following conditions of approval:

1. An administrative zoning permit is required for sign installation.