



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017227-2019

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Philips North America - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

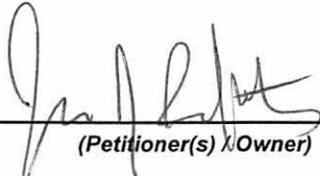
LOCATION OF PROPERTY : 222 Jacobs St Cambridge, MA 02141

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : North Point/PUD 6

REASON FOR PETITION :
Sign

DESCRIPTION OF PETITIONER'S PROPOSAL :
Petitioner seeks to install non-conforming wall sign.

SECTIONS OF ZONING ORDINANCE CITED :
Article 7.000 Section 7.16.22 (Signs).
Article 10.000 Section 10.30 (Variance).

Original Signature(s) : 
(Petitioner(s) / Owner)
James J. Rafferty, Esq.
(Print Name)

Address : 907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : December 5, 2019

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Philips Electronics Realty, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 222 Jacobs Street

the record title standing in the name of DW PROPCO JK, LLC

whose address is C/O DIVCO WEST REAL ESTATE SERVICES LLC
575 MARKET ST., 35TH FLOOR
SAN FRANCISCO, CA 94105

by a deed duly recorded in the Middlesex South County Registry of Deeds in

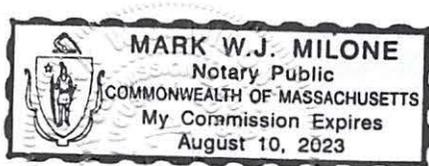
Book 69231 Page 109 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

[Signature]
(Owner)

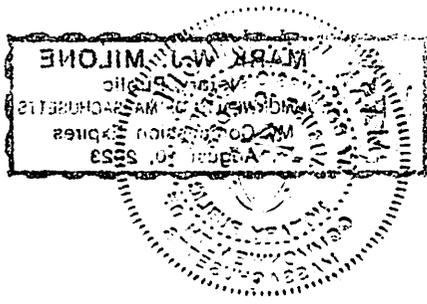
=====

On this 21st day of November 2019, before me, the undersigned notary public, personally appeared ROBERT MASHAAL proved to me through satisfactory evidence of identification, which were PERSONALLY KNOWN, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Signature]
Notary Public

My commission expires: 8/10/2023



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would limit the height of the sign to 20'. Given the built environment surrounding the building, a sign of that limited height cannot be viewed from the many varied access routes that lead to the site, including North Point Boulevard, N. First Street, Second Street, East Street and Monsignor O'Brien Highway.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The building is located more than 600 feet from the Monsignor O'Brien Highway. Moreover, the existing and relocated elevated Green Line overpass as well as the newly constructed amenity building would obscure a sign at 20 feet.

C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:*

1) Substantial detriment to the public good for the following reasons:

The proposed sign will be nonilluminated and will not have any adverse impact on surrounding uses or structures.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The sign as designed is not inconsistent with the purpose of the Ordinance insofar as it will not create "visual clutter and blight.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2019 DEC 11 AM 11:25

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017227-2019

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit : _____ Variance : √ Appeal : _____

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PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

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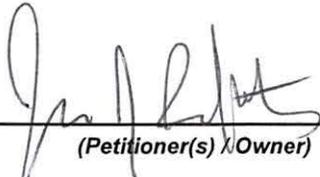
TYPE OF OCCUPANCY : _____ ZONING DISTRICT : North Point/PUD 6

REASON FOR PETITION :
Sign

DESCRIPTION OF PETITIONER'S PROPOSAL :
Petitioner seeks to install non-conforming wall sign.

SECTIONS OF ZONING ORDINANCE CITED :

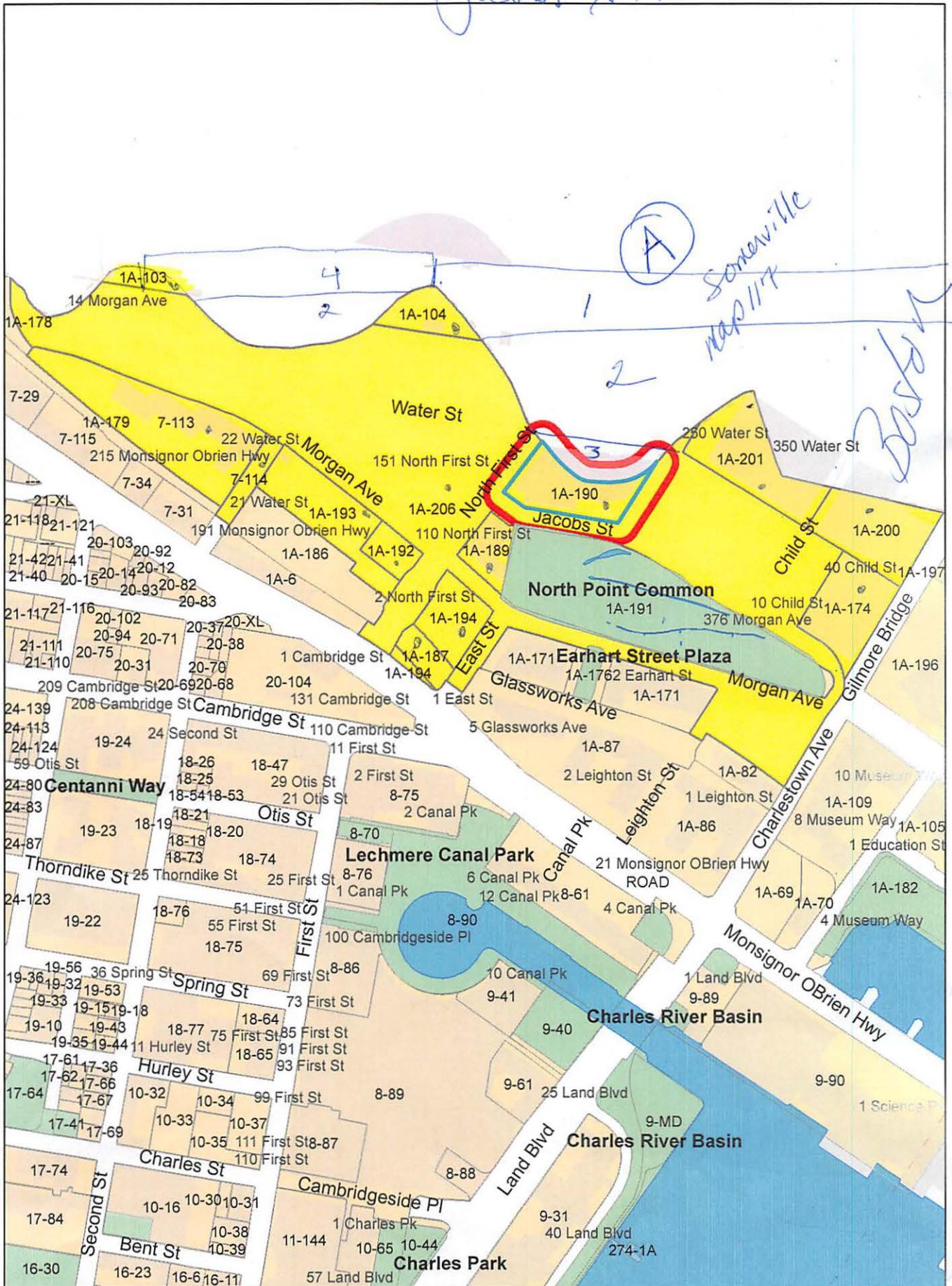
Article 7.000 Section 7.16.22 (Signs).
 Article 10.000 Section 10.30 (Variance).

Original Signature(s) : 
 (Petitioner(s) / Owner)
James J. Rafferty, Esq.
 (Print Name)

Address : 907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139
 Tel. No. : (617) 492-4100
 E-Mail Address : jrafferty@adamsrafferty.com

Date : December 5, 2019

222 Jacobs St.



222 Jacobs St.

Petitioner

1A-103-104-187 /7-114
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

1A-174
PRII TWENTY20 LLC
C/O PRUDENTIAL REAL ESTATE INVESTORS
7 GIRALDA FARMS
MADISON, NJ 07940

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

1A-200-201-192-190-191-193-206-189-194
117/A/2 – 117/A/3
DW NP PROPERTY, LLC
C/O DIVCOWEST REAL EST SERV LLC
575 MARKET STREET - 35TH FLOOR
SAN FRANCISCO, CA 94105

117-A-1 & 117-A-4
MBTA
C/O MARK DOYLE R E DIRECTOR
10 PARK PLAZA – SUITE 5720
BOSTON, MA 02116

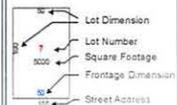
7-113
BEHRINGER HARVARD 22 WATER STREET
C/O MONOGRAM RESIDENTIAL TRUST
5800 GRANITE PARKWAY, SUITE 1000
ADDISON, TX 75001

SOMERVILLE PLANNING DEPARTMENT
93 HIGHLAND AVENUE
SOMERVILLE, MA 02143



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- - - Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



1" = 80'
July 1, 2012

Source: Rights-of-way and building footprints were originally derived from Boston Edison Company data 1988 and have been updated by City of Somerville. Parcel data were originally obtained from assessment maps of 1988 and 1998 and have been updated by CDM Smith based on City of Somerville records.

NOTE: The data represented on these maps indicate dimensions and location and are not a guarantee of accuracy. The City of Somerville does not warrant the accuracy of the data. They are for informational purposes only and should not be used for legal purposes.



117



0 INNER BELT RD

Location 0 INNER BELT RD

Mblu 117/ A/ 1/ /

Acct# 00870003

Owner MBTA

Assessment \$7,062,000

PID 1840

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$7,062,000	\$7,062,000

Owner of Record

Owner MBTA
Co-Owner C/O MARK DOYLE R E DIRECTOR
Address 10 PARK PLAZA SUITE 5720
 BOSTON, MA 02116

Sale Price \$2,000,000
Certificate
Book & Page 19013001
Sale Date 04/20/1994
Instrument 1E

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MBTA	\$2,000,000		19013001	1E	04/20/1994
BOSTON & MAINE RAILROAD	\$0				

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	

250 DAWES ST

Location 250 DAWES ST

Mblu 117/ A/ 2/ /

Acct# 00870004

Owner DW NP PROPERTY LLC

Assessment \$62,366,600

PID 1841

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$51,809,200	\$10,557,400	\$62,366,600

Owner of Record

Owner	DW NP PROPERTY LLC	Sale Price	\$291,040,268
Co-Owner	C/O DIVCO WEST REAL EST SERV LLC	Certificate	
Address	575 MARKET ST 35TH FLOOR SAN FRANCISCO, CA 94105	Book & Page	65949/ 156
		Sale Date	08/21/2015
		Instrument	1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DW NP PROPERTY LLC	\$291,040,268		65949/ 156	1G	08/21/2015
CJUF III NORTHPOINT LLC	\$10		55212/ 330	1B	08/20/2010
BOSTON & MAINE RAILROAD	\$0				

Building Information

Building 1 : Section 1

Year Built: 2017
Living Area: 569,990
Replacement Cost: \$148,026,184
Building Percent Good: 35
Replacement Cost Less Depreciation: \$51,809,200

Building Photo

Building Attributes	
Field	Description
STYLE	Profess. Bldg
MODEL	Commercial
Grade	Excellent +20

0 DAWES ST

Location 0 DAWES ST

Mblu 117/ A/ 3/ /

Acct# 00870005

Owner DW NP PROPERTY LLC

Assessment \$1,586,000

PID 1842

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$1,586,000	\$1,586,000

Owner of Record

Owner DW NP PROPERTY LLC
Co-Owner C/O DIVCO WEST REAL EST SER LLC
Address 575 MARKET ST 35TH FLOOR
 SAN FRANCISCO, CA 94105

Sale Price \$291,040,268
Certificate
Book & Page 65949/ 156
Sale Date 08/21/2015
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DW NP PROPERTY LLC	\$291,040,268		65949/ 156	1G	08/21/2015
CJUF III NORTHPOINT LLC	\$10		55212/ 330	1B	08/20/2010
BOSTON & MAINE RAILROAD	\$0				

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Photo

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	

0 INNER BELT RD

Location 0 INNER BELT RD

Mblu 117/ A/ 4/ /

Acct# 99000540

Owner MBTA

Assessment \$8,050,500

PID 15500

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$8,050,500	\$8,050,500

Owner of Record

Owner MBTA	Sale Price \$0
Co-Owner C/O MARK DOYLE R E DIRECTOR	Certificate
Address 10 PARK PLAZA SUITE 5720 BOSTON, MA 02116	Book & Page
	Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
MBTA	\$0			

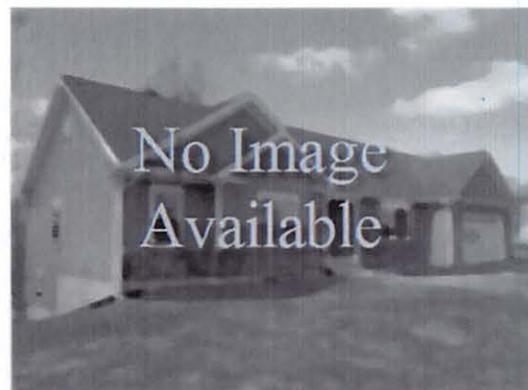
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	

Building Photo

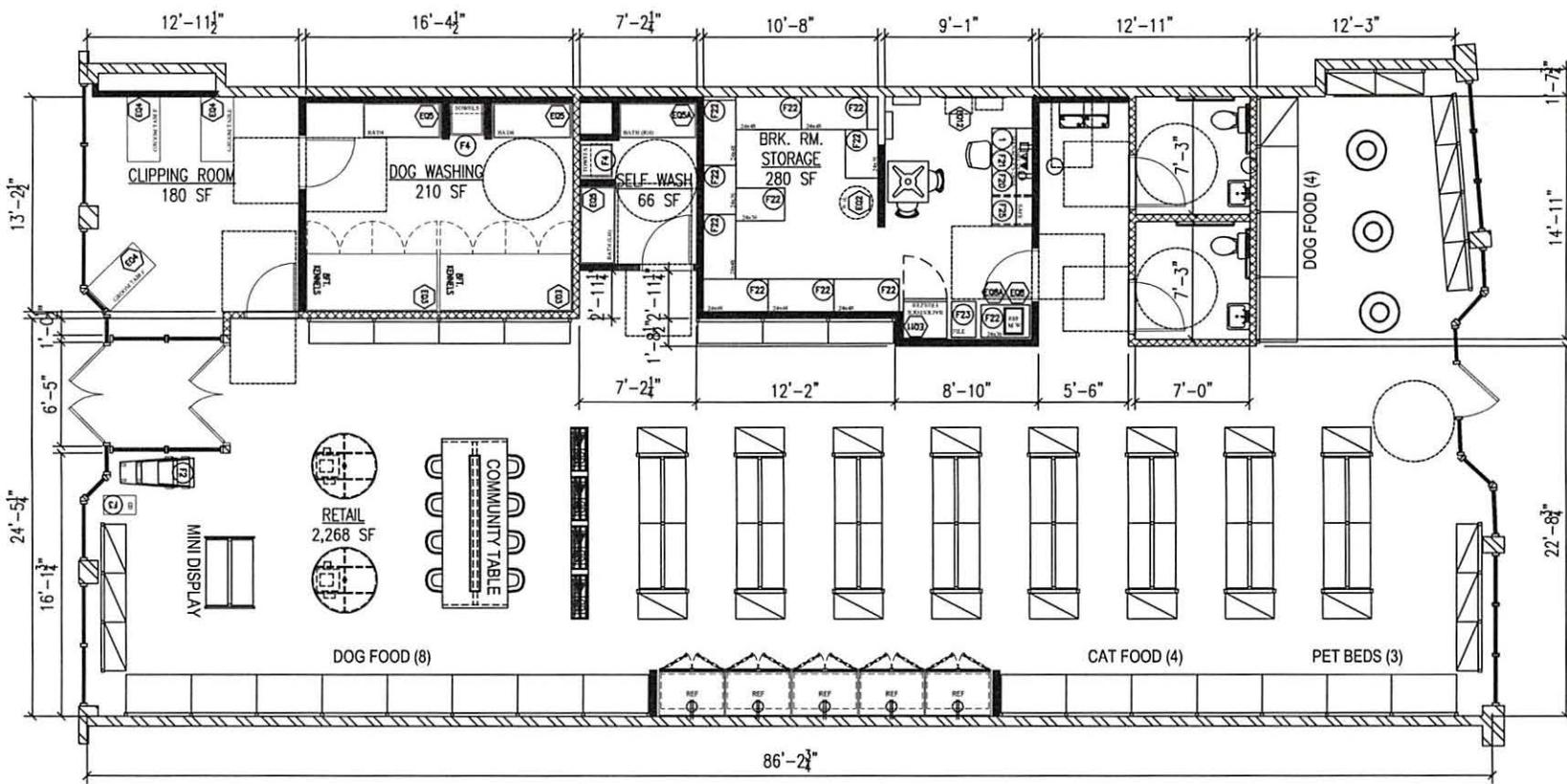


(<http://images.vgsi.com/photos/SomervilleMAPotos//default;>

LOCATION ADDRESS:
211 Alewife Brook Parkway
Cambridge, MA 02138

ROOM SQUARE FOOTAGE:
SALES FLOOR: 2,268
CLIPPING ROOM: 180
DOG WASHING: 210
SELF-WASH: 66
BREAK/STORAGE: 280
TOTAL USABLE: 3,005

FIXTURE QUANTITIES:
CAT FOOD: 16LF / 177.32
DOG FOOD: 47LF / 767.63
FREEZERS: 5
MINI DISPLAY: 8 LF
CHEW TOWER: 15 LF
GONDOLAS: (8) 176LF
PET BEDS: 12LF 195.99
WINDOW DISPLAYS: (19) 64 LF
VIDEO DISPLAYS: 4



LOYAL COMPANION
ALEWIFE, MA PROJECT

SCHMATIC OPTION E
NOT TO SCALE

ISSUES/ REVISIONS	
NO.	DATE DESCRIPTION
1-	3/8/19 REVISED FLOOR PLAN OPTION
2-	3/20 REV 2 OPTIONS
3-	
4-	

DRAWN BY: CB
DATE: 3/1/19

Philips | Cambridge, MA | Design Development | South Elevation Exterior Building Sign | November 1, 2019





Building Sign - Facing Cambridge

Building Sign - Facing Somerville

A Site Plan - Signage Locations
Scale: Not to Scale



Building Sign - Facing Cambridge

Building Sign - Facing Somerville

B Site Plan - Signage Locations Detail
Scale: Not to Scale



Daytime view from Northpoint Common - Exterior Building Signage

Poyant
Building Your Brand

125 Samuel Bernet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

PHILIPS

Cambridge, MA

Project: 14993
Philips

Sales: Jason Fredette
Date: 08.30.18
Designer: ST

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:

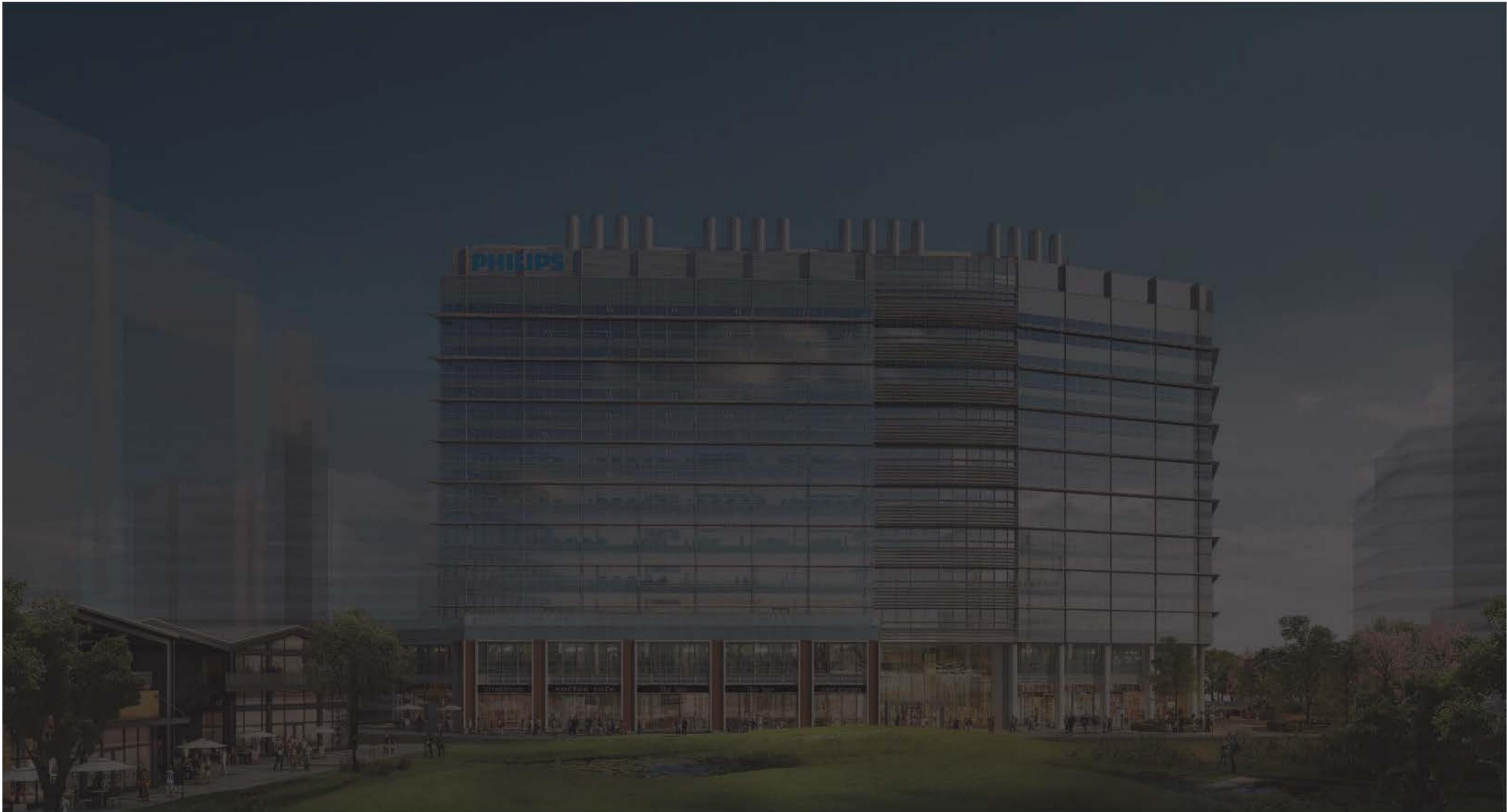
10.7.19 ST Non Illuminated and Mounting Method
10.17.19 ST Mounting Method: Structure on Roof to Create Rail System to Hang Signage
11.1.19 ST Added Spec Pages

Building Sign

South Elevation

Sign Type 14993.1A

1A.2
2 of 8



Evening view from Northpoint Common - Exterior Building Signage

Poyant
Building Your Brand

125 Samuel Bernet Boulevard
New Bedford, MA 02745
800.544.0961 | poyant signs.com

PHILIPS

Cambridge, MA

Project: 14993
Philips

Sales: Jason Fredette
Date: 08.30.18
Designer: ST

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Revisions:

10.7.19 ST	Non Illuminated and Mounting Method
10.17.19 ST	Mounting Method: Structure on Roof to Create Rail System to Hang Signage
11.1.19 ST	Added Spec Pages

Building Sign

South Elevation

Sign Type 14993.1A

1A.3
3 of 8



Photo Comp of South Elevation - Exterior Building Signage



126 Samuel Benet Boulevard
 New Bedford, MA 02746
 830.544.0961 | poyantsigns.com



Cambridge, MA

Project: 14993
 Philips

Sales: Jason Fredette
 Date: 08.30.18
 Designer: ST

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11.1.19 ST Added Spec Pages

Building Sign

South Elevation

Sign Type 14993.1A

1A.4
 4 of 8

PHILIPS

Cambridge, MA

Project: 14993
Philips

Sales: Jason Fredette
Date: 08.30.18
Designer: ST

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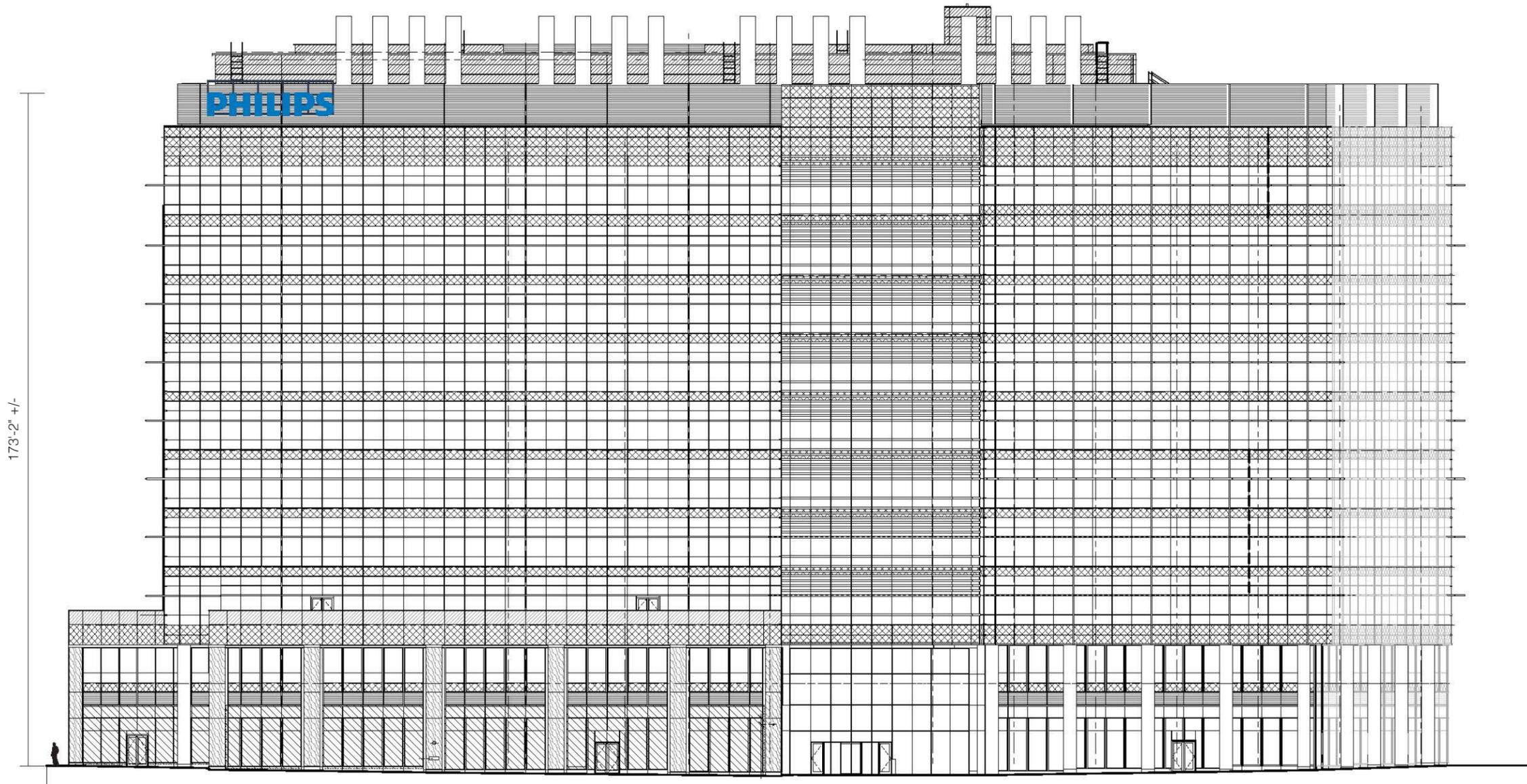
This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Building Sign

South Elevation



A Proposed South Elevation
Scale: 1/32" = 1'-0"

PHILIPS

Cambridge, MA

Project: 14993
Philips

Sales: Jason Fredette
Date: 08.30.18
Designer: ST

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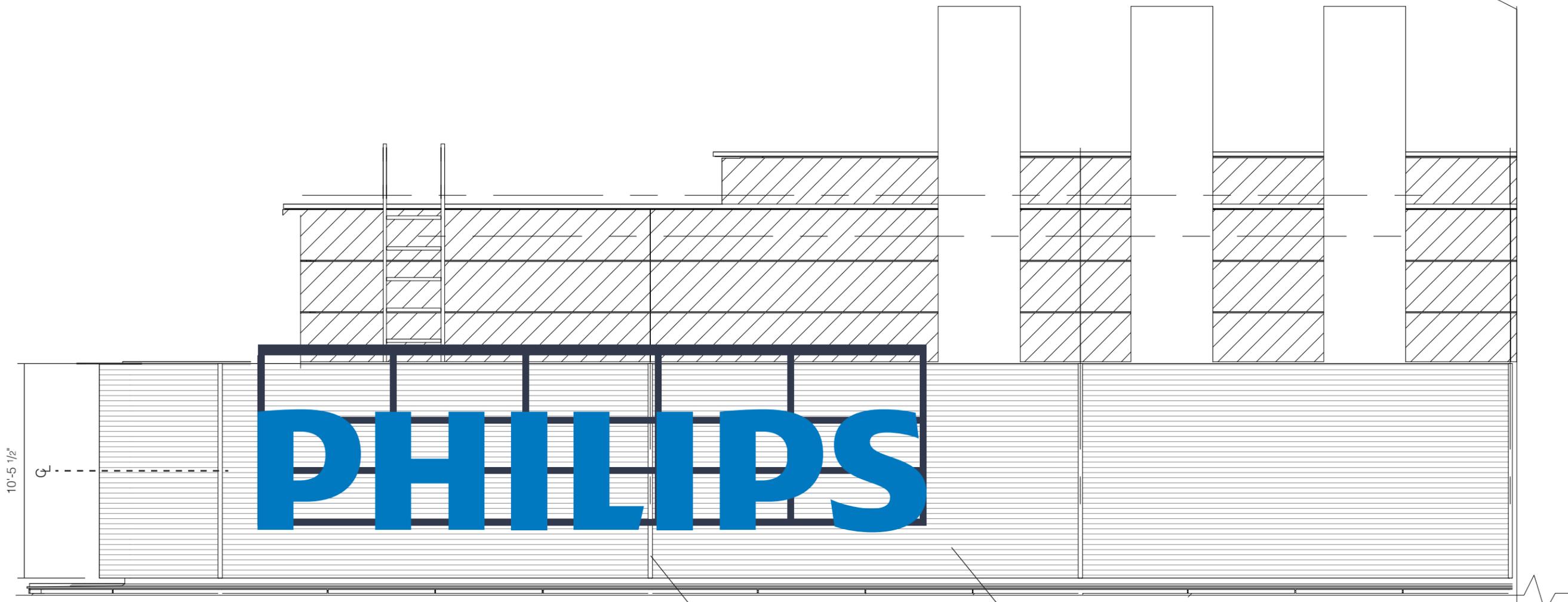
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Building Sign

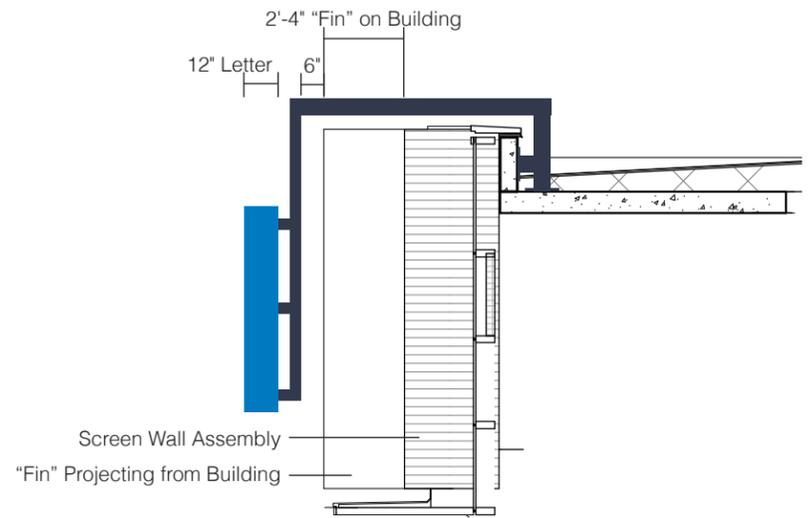
South Elevation



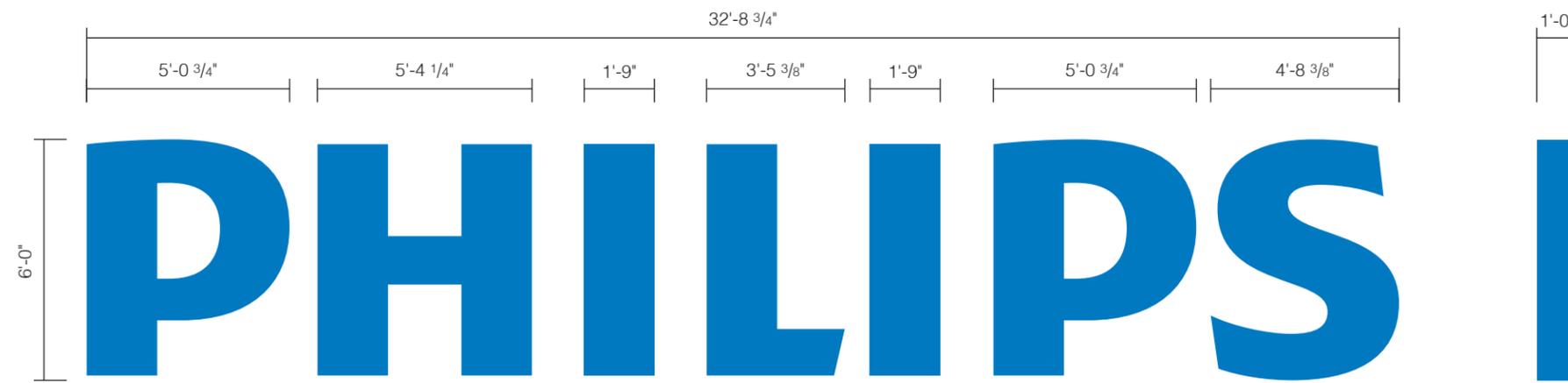
B Sign Elevation - Front View
Scale: 3/16"=1'-0"

"Fin" Projecting from Building

Screen Wall Assembly



C Sign Elevation - Side View
Scale: 3/16"=1'-0"



D Sign Elevation - Front View
Scale: 1/4"=1'-0"

E Sign Elevation - Side View
Scale: 1/4"=1'-0"

Specifications

Qty = 1 196.4 Sq Ft

Single Face Non Illuminated Building Sign for South Elevation

- 12" Deep custom fabricated letters
- .090 Aluminum face painted blue
- .063 Aluminum returns painted blue
- 1/8" Aluminum back with 1 1/2" x 1 1/2" x 3/16" aluminum angle welded on inside to receive .063 aluminum wall; painted blue
- Letter face and return to slide over aluminum angle on back and attach along returns with hex head s/s screws, painted blue
- 1/8" Aluminum back to be flush mounted to cantilevered steel structure which will be mounted to roof; all steel to be painted to match screen wall assembly
- See detail F on this page and all details on page 1A.6 for steel structure

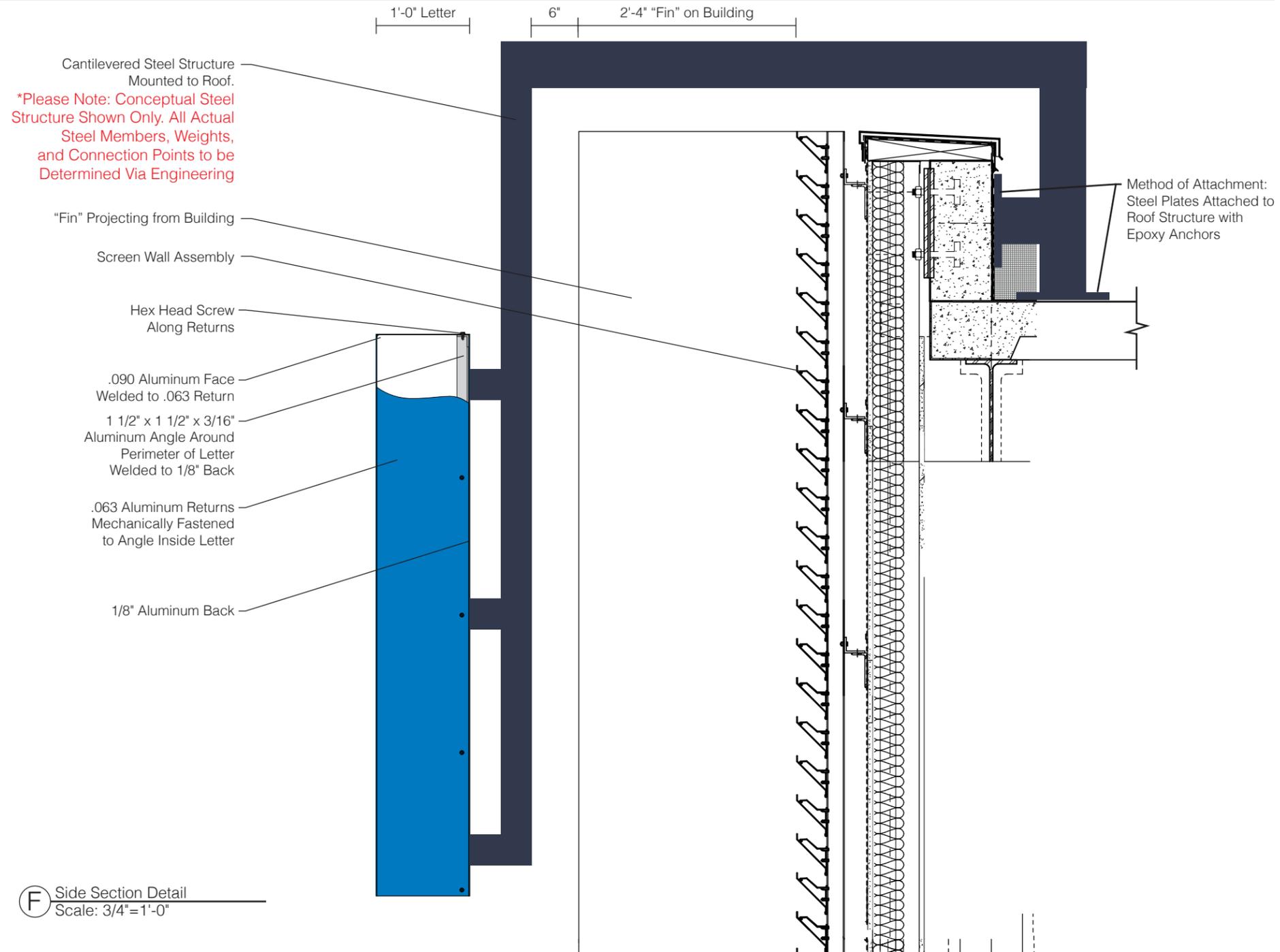
*V.I.F. Screen wall assembly color match (for sign support structure)

*Please Note: conceptual steel structure shown only. All actual steel members, weights, and connection points to be determined via engineering

Colors & Materials

Paint

- To Match PMS 300C; Satin Finish
- To Match Screen Wall Assembly - TBD



F Side Section Detail
Scale: 3/4"=1'-0"

Project: 14993
Philips

Sales: Jason Fredette
Date: 08.30.18
Designer: ST

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Revisions:

- 10.7.19 ST Non Illuminated and Mounting Method
- 10.17.19 ST Mounting Method: Structure on Roof to Create Rail System to Hang Signage
- 11.1.19 ST Added Spec Pages

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.

Approved By:

Date:

Building Sign

South Elevation

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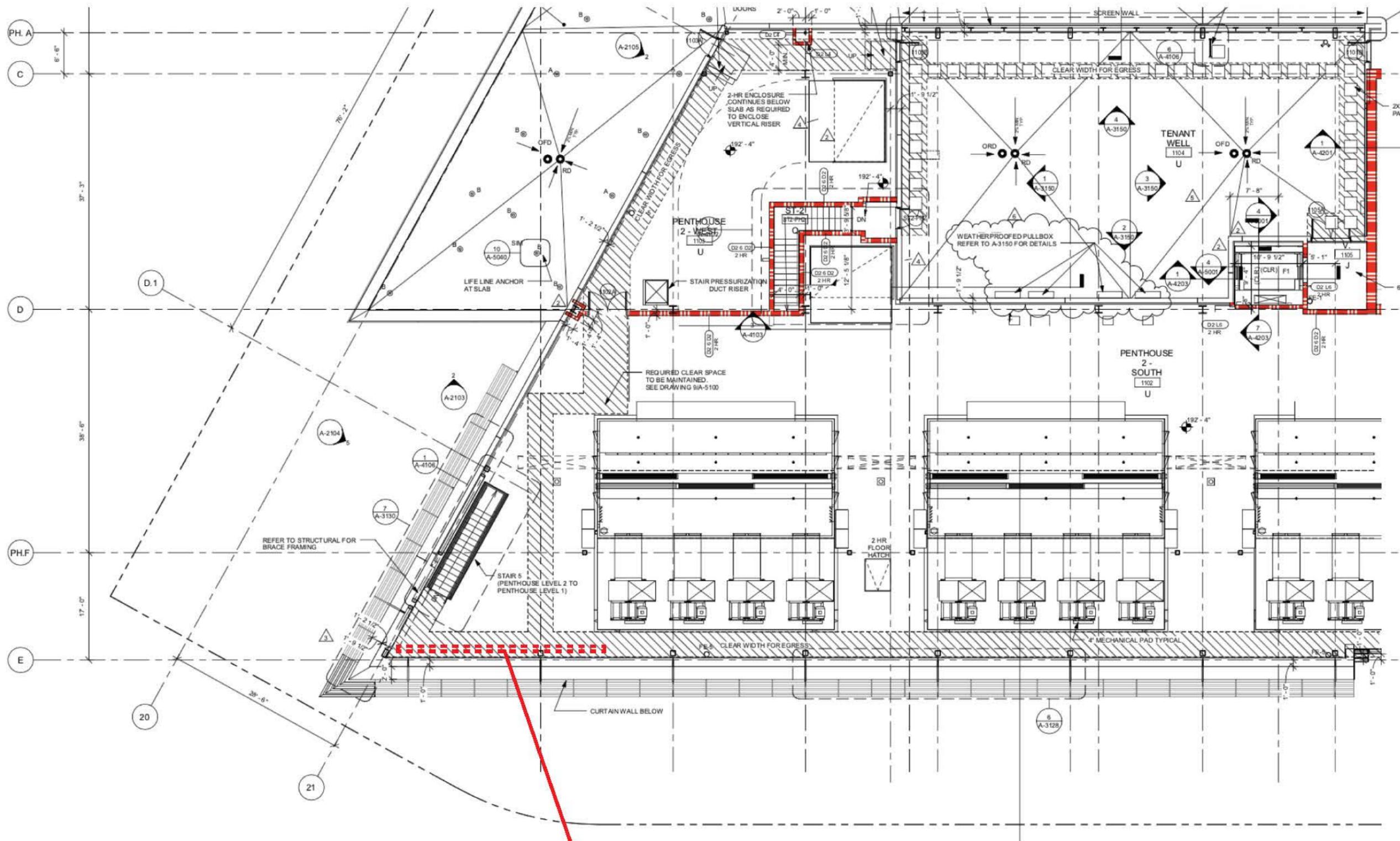
 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Building Sign

South Elevation



Approx. Proposed Location of Cantilevered Supports on Roof.
Please Note: Sign Supports will be Within the Clear Space for Egress.

G Proposed Location of Cantilevered Supports on Roof
Scale: 1/16"=1'-0"

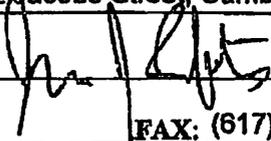
SIGN CERTIFICATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT

Sign Text: Phillips

Applicant (*name and address*) Phillips North America

222 Jacobs Street, Cambridge MA

Signature 

Telephone: (617) 492-4100

FAX: (617) 492-3131

Location of Premises: 222 Jacobs Street, Cambridge MA

Zoning District: North Point/PUD 6 Overlay District: _____

Date Application Submitted: November 5, 2019

Sketch of Sign Enclosed: Yes No

PLEASE NOTE: All signs must receive a permit from the Inspectional Services Department (ISD) before installation. Community Development Department (CDD) action does NOT constitute issuance of a permit or certification that all other code requirements have been met. Do not contract for the fabrication of a sign until all permits have been issued including approval from the City Council, if necessary (see below)!

Copies: ISD City Clerk* CDD Applicant Historical Com.

*Any sign or portion of a sign extending more than **six (6) inches** into the public sidewalk, must receive approval from the Cambridge City Council; a bond must be posted with the City Clerk. Forms for that approval are obtained at the Office of the City Clerk.

NOTE: PLEASE PROVIDE ALL REQUESTED INFORMATION FOR EACH SIGN PROPOSED. FAILURE TO DO SO WILL ONLY DELAY CERTIFICATION.

Cambridge elevation

Proposed WALL Sign

Area in Square feet: 196.3 Dimensions: 32 8 3/4' X 6'

Illumination: Natural^x Internal External

Height (from ground to the top of the sign): 173'

1. COMPLETE WHEN SIGN IS ACCESSORY TO A FIRST FLOOR STORE

Length in feet of store front facing street: (a) > 200'. Area of signs allowed accessory to store: outside (1 x a) > 200 sf, behind windows (0.5 x a) > 100 sf. Area of all existing signs on the store front to remain (including any freestanding sign): 0. Area of additional signs permitted:

2. COMPLETE FOR ANY OTHER SIGN

Length in feet of building facade facing street: (a). Area of signs allowed accessory to the building facade: outside (1 x a), behind windows (0.5 x a). Area of all existing signs on the building facade to remain (including any freestanding sign):. Area of additional signs permitted:

SUMMARY OF LIMITATIONS FOR WALL SIGNS (see reverse side for more general summary of the sign regulations; review Article 7.000 of the Zoning Ordinance for all zoning requirements.)

AREA: 60 square feet maximum. HEIGHT ABOVE THE GROUND: 20 feet but below the sills of second floor windows. ILLUMINATION: Natural or external, or internal illumination with significant limitations. NUMBER: No limit.

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATION

Sign conforms to requirements of Article 7.000: YES NO

Sign requires a variance from the Board of Zoning Appeal: YES

Relevant sections: 7.16.22 c. wall signs

COMMENTS: exceeds size limit 600 exceeds height limit 20'

Date: 11/12/19 CDD Representative Elizabeth M. Parker