



# MORGANTOWN BOARD OF ZONING APPEALS

August 21, 2013  
6:30 PM  
City Council Chambers

## **Board Members:**

Bernie Bossio, Chair  
Leanne Cardoso, Vice-Chair  
George Papandreas  
Jim Shaffer  
Tom Shamberger

## **STAFF REPORT**

**CASE NO:** V13-41 / Doughnut Joe's, LLC / 1899 Earl Core Road

### **REQUEST and LOCATION:**

Request by Joe DeFazio, on behalf of Doughnut Joe's, LLC (d/b/a *Dunkin' Donuts*), for variance relief from Article 1369 as it relates to signage at 1899 Earl Core Road.

### **TAX MAP NUMBER(s) and ZONING DESCRIPTION:**

Tax Map 33, Parcel 52; B-2, Service Business District

### **SURROUNDING ZONING:**

B-2, Service Business District

### **BACKGROUND and ANALYSIS:**

The petitioner seeks to erect nine (9) wall signs and two (2) ground signs on the *Dunkin Donuts* currently at 1899 Earl Core Road. Addendum A of this report illustrates the location of the subject site.

Staff prepared a master sign plan schedule summarizing the subject 11 signs to assist the petitioner in submitting the present variance application, which is included as a cover page to the several emails and photographs submitted by the petitioner.

Article 1369.07(I)(1) provides that the maximum area for wall signs in the B-2 District is determined by multiplying the storefront width in feet by 0.6. The storefront width of *Dunkin Donuts* is approximately 44.5 feet, which results in a maximum wall sign area standard of 26.7 square feet. The master sign plan schedule summarizes a total wall sign area of 95.76 square feet for the nine (9) signs, which requires a 69.06 square foot variance.

Article 1369.07(F)(1)(a) provides that post and panel signs shall not exceed 6 feet in height. The petitioner seeks to utilize the structural components of the existing post-and-panel sign facility that was used for the former Exxon gas station. The subject facility is approximately 30 feet in height, which requires a 24-foot variance.

Article 1369.07(F) (1)(b) provides that post-and-panel signs shall not exceed 32 square feet in area per side. The proposed post-and-panel sign is 42 square feet in area, which requires a 10-foot variance.

## **Development Services**

Christopher Fletcher, AICP  
Director

## **Planning Division**

389 Spruce Street  
Morgantown, WV 26505  
304.284.7431



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## **STAFF RECOMMENDATION:**

One of the stated purposes within the Planning and Zoning Code for sign regulations is to:

“...encourage the effective use of signs as a means of communication in the City, to maintain and enhance the pleasing look of the City, which attracts to the City continued economic investment; to preserve Morgantown as a community that is attractive to business, to residents and to visitors...” [Article 1369.01(A)]

Size restrictions are one of several means to accomplish this policy objective.

The Board of Zoning Appeals must determine whether the proposed request meets the standard criteria for a variance by reaching a positive determination for *each* of the “Findings of Fact” submitted by the applicant.

Addendum B of this report provides Staff recommended revisions to the petitioner’s findings of fact (deleted matter struck through; new matter underlined).

The Board has granted similar wall sign area variances and ground sign area and height variances along the Earl Core Road commercial corridor including:

- V13-01.....MVB Bank ground sign area (64 sq. ft. variance) and height (17.83 ft. variance).
- V11-45.....L.H. Jones ground sign area (82.2 sq. ft. variance) and height (18 ft. variance).
- V11-33.....Walgreens wall sign area (202.4 sq. ft. variance) and ground sign area (43 sq. ft. variance) and height (9 ft. variance).
- V11-15.....Sterling Commons ground sign area (111.5 sq. ft. variance) and height (21 ft. variance).
- V10-29.....Auto Zone wall sign area (149.74 sq. ft. variance) and ground sign area (41.63 sq. ft. variance) and height (21 ft. variance).

Enclosures: Application and accompanying exhibits

## **Development Services**

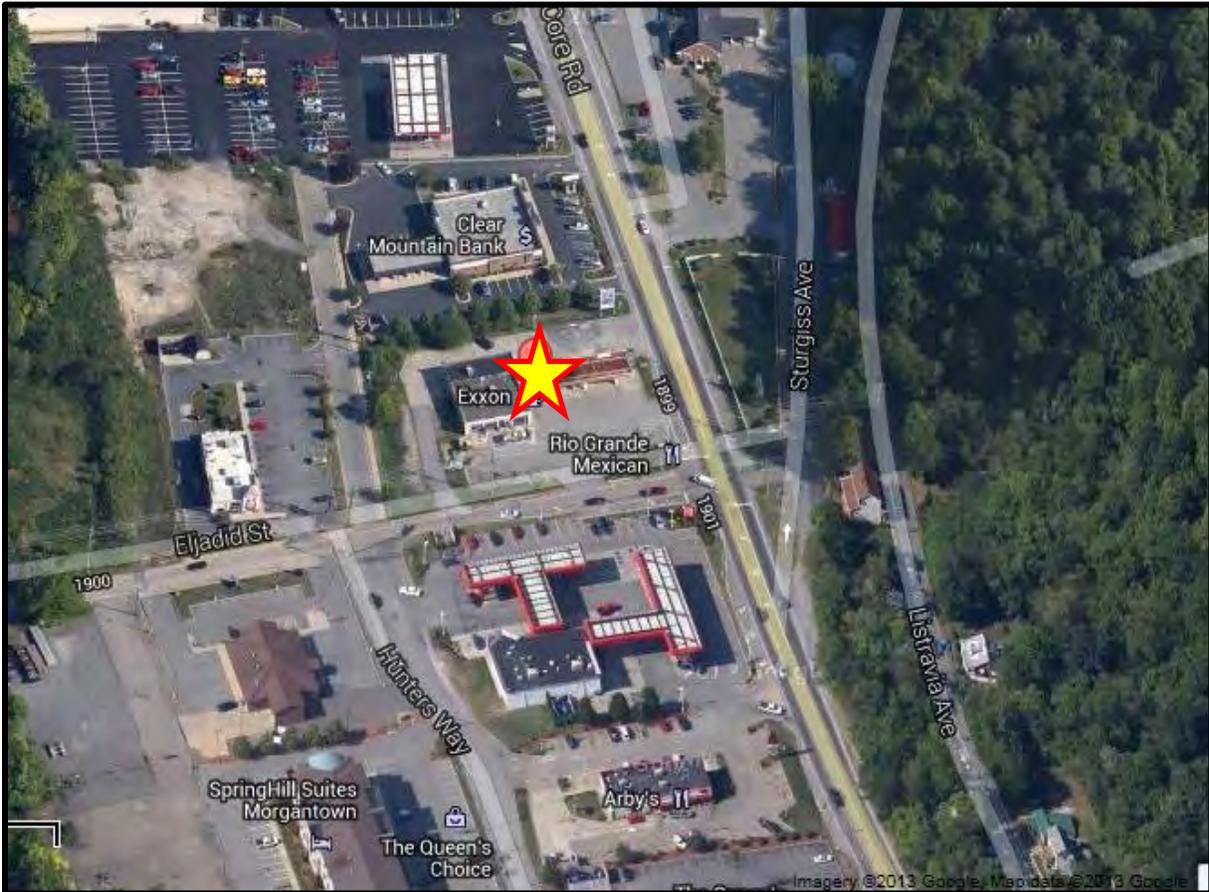
Christopher Fletcher, AICP  
Director

## **Planning Division**

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Morgantown, WV 26505  
304.284.7431

# STAFF REPORT ADDENDUM A

V13-41 / Doughnut Joe's, LLC / 1899 Earl Core Road



## STAFF REPORT ADDENDUM B

### V13-41 / Doughnut Joe's, LLC / 1899 Earl Core Road

Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined).

**Finding of Fact No. 1** – There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

~~There are none; the company just wants to abide by proper Dunkin Donuts signage.~~ According to the MPO, the traffic volume at the Earl Core Road and Eljadid Street intersection was 23,178 on 10-Apr-2013. The storefront is approximately 140 feet from the Earl Core Road center roadway line.

**Finding of Fact No. 2** – The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

~~For the building to be properly branded and will make identification easy.~~ There appears to be a number of wall signs and ground signs within the Earl Core Road commercial corridor that exceed the maximum area and height standards. Additionally, the BZA has granted similar relief within the immediate area since the sign standards were revised in the 2006 major zoning ordinance amendment.

**Finding of Fact No. 3** – The granting of this variance not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

~~They are attractive signs and do not offend anyone.~~ The location and height of the existing post-and-panel sign appears to have been in place for several years with no appreciable harm to public welfare, public or private improvements, or the built environment.

**Finding of Fact No. 4** – The granting of this variance not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

~~They are building mounted signs/awnings and will not change congestion.~~ The improved land use of the site along with the requested signage should not contribute to additional traffic congestion any more than the present businesses located along the same commercial corridor. With the land use being similar to the other business within the commercial corridor, along with the requested signage type, size, and design being characteristic of neighboring signs within the B-2 District, adverse impacts to market value of the subject or neighboring properties, improvements, or uses are not anticipated.



City of Morgantown, West Virginia

APPLICATION FOR ZONING VARIANCE

|            |         |
|------------|---------|
| OFFICE USE |         |
| CASE NO.   | V13-41  |
| RECEIVED:  | 7/15/13 |
| COMPLETE:  |         |

(PLEASE TYPE OR PRINT IN BLACK INK)

Fee: \$75

|  |                                 |  |                             |            |
|--|---------------------------------|--|-----------------------------|------------|
| <b>I. APPLICANT</b>  |                                 | Name:  | DOUGHNUT JOE'S LLC          |            |
| Mailing Address:   | PO 9143                         | Phone:   | 304 534 3170                |            |
|  | Street<br>MONONGAH, WV, 26554   | Mobile:  | 304 612 5014                |            |
|  | City State Zip                  | Email:   | JCDEFAZIO@JOEDEFAZIOOIL.COM |            |
| <b>II. PROPERTY</b>  |                                 | Street Address:  | 1899 EARL CORE ROAD         |            |
| Owner:   | JOE DEFAZIO                     |  | Zoning:                     |            |
| Mailing Address:   | 1899 EARL CORE ROAD             |  | Tax Map No:                 |            |
|  | Street<br>MORGANTOWN, WV, 26505 | Parcel No:   |                             |            |
|  | City State Zip                  | Phone:   | 304 212 5634                |            |
| <b>III. NARRATIVE</b>  |                                 | Please describe the nature and extent of your variance request(s). |                             |            |
| DUNKIN DONUT BRANDED AWNINGS AND LED SIGNAGE.  |                                 |  |                             |            |
| <b>V. ATTEST</b>   |                                 |  |                             |            |
| I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. The granting of a variance does not presume to give authority to violate or cancel the provisions of any other federal, state, or local law regulating construction or the performance of construction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions. I hereby authorize the Planning Department to erect a notification sign on the subject property approximately 15 days prior to the BZA hearing. I further agree to maintain said signage and hereby accept responsibility in case of destruction or removal. |                                 |  |                             |            |
| JOE DEFAZIO  |                                 |  |                             | 07/05/2013 |
| Type/Print Name of Applicant/Agent   |                                 | Signature of Applicant/Agent                                       |                             | Date       |

You or a representative **MUST** be present at the scheduled hearing to present the request and answer questions. Failure to appear at the hearing will result in your request being tabled.



APPLICATION FOR ZONING VARIANCE

OFFICE USE
CASE NO. V13-41
RECEIVED:
COMPLETE:

VI. SUPPLEMENTAL INFORMATION

Depending on the type of variance request and the scale and scope of the development proposal, supplemental information may be needed to assist the Board of Zoning Appeals in rendering a variance decision. Staff will check the appropriate boxes below that must be addressed.

- Land Use Characteristics (complete only those that apply)
Residential, Single-Family Dwelling, Townhouse Dwelling, Two-Family Dwelling, Multi-Family Dwelling, Non-Residential or Mixed (please explain)

- Structure Characteristics (complete only those that apply)
Total number of buildings: Gross floor area of each building:
Estimated number of employees: No. of dwelling units: No. of bedrooms:
Additional structure-related details:

- Additional Information (as required by Staff):

- Site Plan A scaled site plan may be required to assist the Board in rendering a variance decision. The following features must be represented, as required by Staff.
Location, shape, exterior dimensions, and number of stories of each building on the site.
Standard yard setbacks for the applicable zoning district
Location, grade, and dimensions of paved surfaces, and all abutting streets
Existing and proposed contours, at an interval of at least two (2) feet
Complete traffic circulation plan showing dimensions, entrance/exit drives, planters, and similar improvements
Location of landscaped areas (to be detailed on landscape plan), fences, walls, and other screen required

For simple variance requests (as determined by Staff), please use the graph area on the following page to illustrate applicable features listed above.



City of Morgantown, West Virginia

**APPLICATION FOR  
ZONING VARIANCE**

|            |        |
|------------|--------|
| OFFICE USE |        |
| CASE NO.   | V13-41 |
| RECEIVED:  | _____  |
| COMPLETE:  | _____  |

Suggested Scale: 1 square = 5'

See attached master  
sign plan schedule,  
emails, and photos of  
the proposed signs.  
C.M.F. 15-Aug-2013



APPLICATION FOR  
ZONING VARIANCE

| OFFICE USE |        |
|------------|--------|
| CASE NO.   | V13-41 |
| RECEIVED:  |        |
| COMPLETE:  |        |

VII. FINDINGS OF FACT

The Board of Zoning Appeals may grant a variance request only if each of the following "Findings of Fact" criteria is determined to be in the positive. Applicants must give their own responses to the following criteria statements.

1. There are exceptional or extraordinary circumstances or conditions applicable to this property or to the intended use, that generally do not apply to other properties or uses in the same vicinity, because:

There are none; <sup>the company</sup> just wants to abide by proper Drunken Donuts signage.

2. The variance is necessary for the preservation and enjoyment of a substantial property right that is possessed by other properties in the same vicinity and zoning district, but which denied to this property, because:

For the building to be properly branded and will make identification easy.

3. The granting of this variance will not be harmful to the public welfare and will not harm property or improvements in the vicinity and zoning district in which the subject property is located, because:

They are attractive signs and do not offend anyone.

4. The granting of this variance will not alter the land-use characteristics of the vicinity and zoning district, or diminish the market value of adjacent properties, or increase traffic congestion on public streets, because:

They are building mounted signs/awnings and will not change congestion.

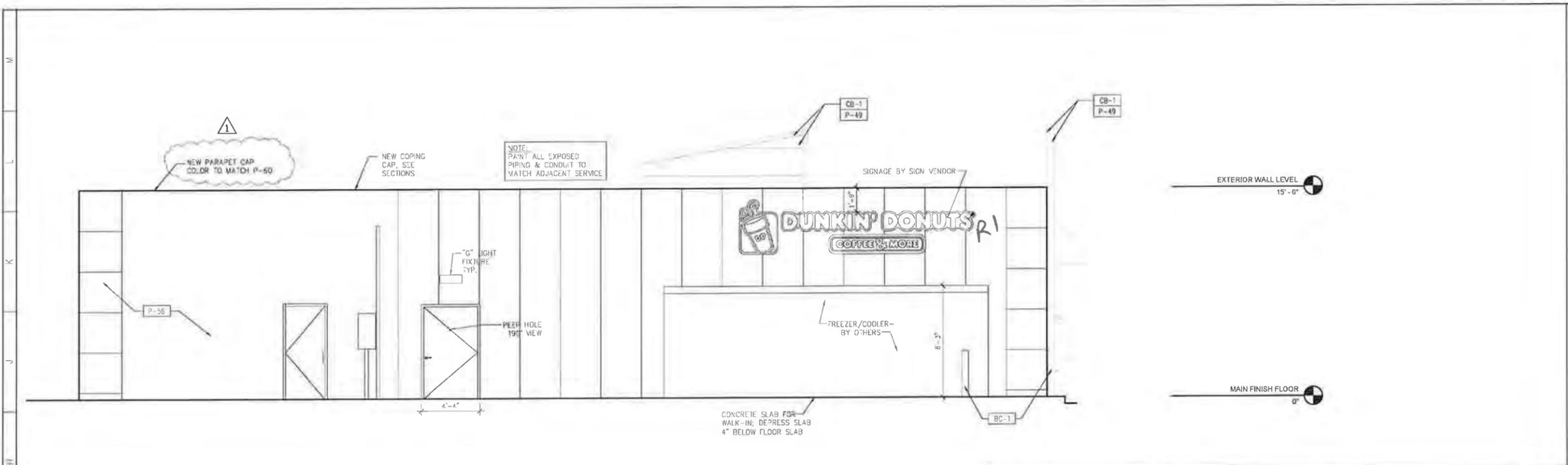
**Dunkin Donuts**  
**1899 Earl Core Road**  
**Master Sign Plan**

The following Sign Schedule summarizes the pictures, measurements, building elevations, and site plan attached hereto.

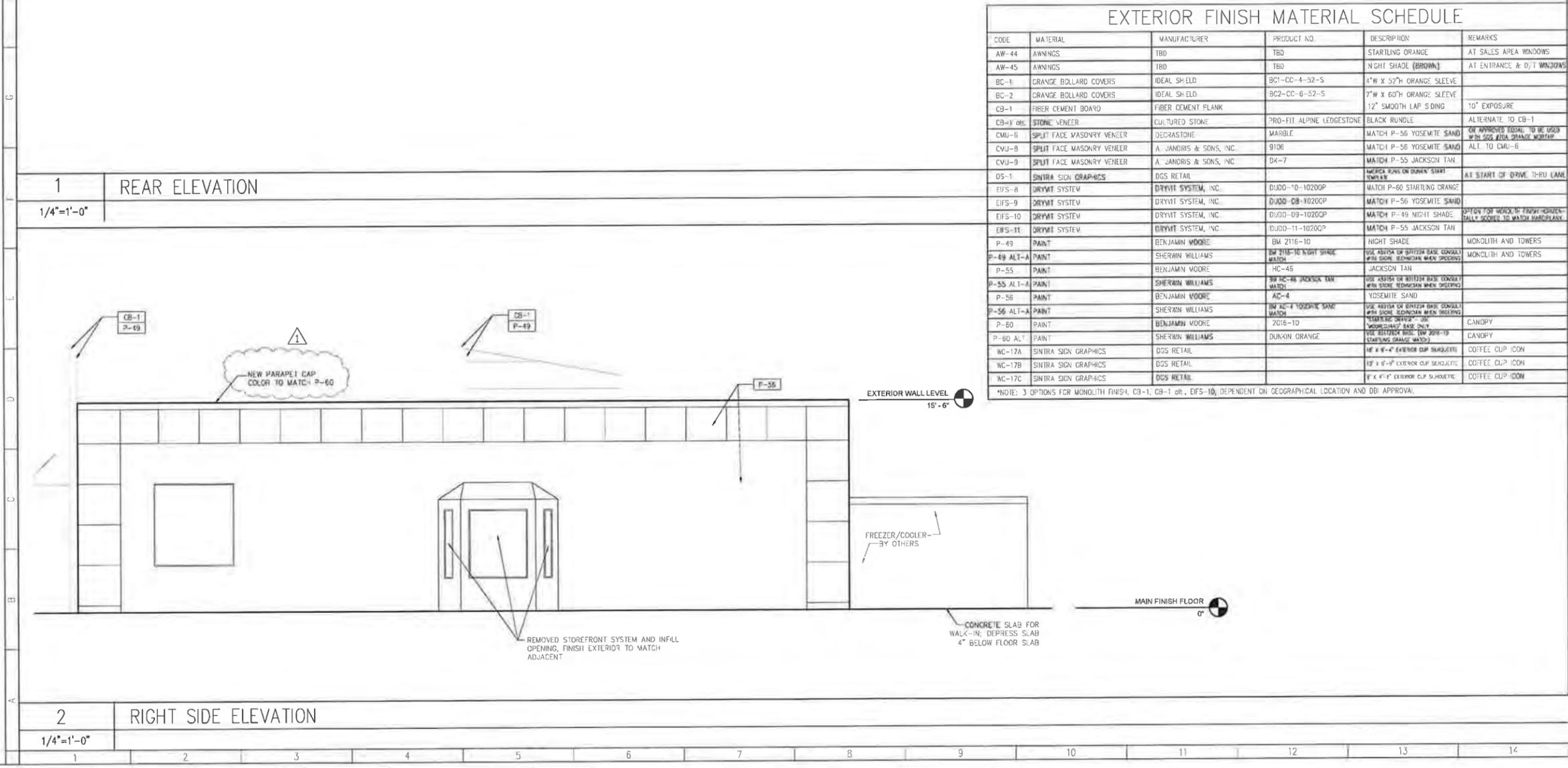
| <b>SIGN SCHEDULE</b>         |  |                      |  |
|------------------------------|--|----------------------|--|
| <b>Sign No.</b>              | <b>Description</b>                               | <b>Proposed Area</b> | <b>Maximum Standard</b>  |
| <b>WALL SIGNS</b>            |  |                      |  |
| A1                           | Awning – “DD”                                    | 10.1 sq. ft.         | Maximum area based on storefront width in feet multiplied by 0.6.<br><br>Storefront = 44.5’<br><br>(44.5’ X 0.6) |
| A2                           | Awning – “DD”                                    | 10.1 sq. ft.         |  |
| A3                           | Awning – “Cappuccinos” and “Lattes”              | 2.82 sq. ft.         |  |
| A4                           | Awning – “Espressos”                             | 1.5 sq. ft.          |  |
| A5                           | Awning – “Espressos”                             | 1.5 sq. ft.          |  |
| F1                           | Wall sign above entrance door                    | 10.66 sq. ft.        |  |
| F2                           | Wall sign – “Drive Thru”                         | 6 sq. ft.            |  |
| S1                           | Wall sign above drive thru window                | 10.66 sq. ft.        |  |
| R1                           | Wall sign  | 42.42 sq. ft.        |  |
| TOTAL AREA OF ALL WALL SIGNS |  | 95.76 sq. ft.        |  |
| <b>GROUND SIGNS</b>          |  |                      |  |
| G1                           | Post-and-Panel on existing ground sign structure | 42 sq. ft.           | 32 sq. ft.   |
| D1                           | “DRIVE THRU” directional sign                    | 3.18 sq. ft.         | 4 sq. ft.  |



File Name: N:\62140286 - DUNKIN MORGANTOWN\DOCS\CAD\CAD\CX\_A-6.DWG Author: MARTIN, TOM Plot Date: 10/23/2012



1 REAR ELEVATION  
1/4"=1'-0"



2 RIGHT SIDE ELEVATION  
1/4"=1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE

| CODE       | MATERIAL                  | MANUFACTURER            | PRODUCT NO.                  | DESCRIPTION   | REMARKS   |
|------------|---------------------------|-------------------------|------------------------------|---|---|
| AW-44      | AWNINGS                   | TBD                     | TBD                          | STARTLING ORANGE  | AT SALES AREA WINDOWS   |
| AW-45      | AWNINGS                   | TBD                     | TBD                          | NIGHT SHADE (BROWN)   | AT ENTRANCE & D/T WINDOWS   |
| BC-1       | ORANGE BOLLARD COVERS     | IDEAL SHIELD            | BC1-CC-4-52-5                | 5"W X 52"H ORANGE SLEEVE  |   |
| BC-2       | ORANGE BOLLARD COVERS     | IDEAL SHIELD            | BC2-CC-6-52-5                | 7"W X 60"H ORANGE SLEEVE  |   |
| CB-1       | FIBER CEMENT BOARD        | FIBER CEMENT PLANK      |                              | 12" SMOOTH LAP S DING   | 10" EXPOSURE  |
| CB-1 OR    | STONE VENEER              | CULTURED STONE          | PRO-FIT ALPINE LEDGESTONE    | BLACK RUNDLE  | ALTERNATE TO CB-1   |
| CMU-6      | SPLIT FACE MASONRY VENEER | DECRASTONE              | MARBLE                       | MATCH P-56 YOSEMITE SAND  | ON APPROVED LEGAL TO BE USED WITH 50% ORANGE WORTER                     |
| CVU-8      | SPLIT FACE MASONRY VENEER | A. JANDRIS & SONS, INC. | 9108                         | MATCH P-56 YOSEMITE SAND  | ALT. TO CMU-6   |
| CVU-9      | SPLIT FACE MASONRY VENEER | A. JANDRIS & SONS, INC. | DX-7                         | MATCH P-55 JACKSON TAN  |   |
| DS-1       | SINTRA SIGN GRAPHICS      | DGS RETAIL              |                              | AMERICA RUNS ON DUNKIN' SMRT DONUTS                                     | AT START OF DRIVE THRU LANE   |
| EFS-8      | DRYVIT SYSTEM             | DRYVIT SYSTEM, INC.     | DJDD-10-1020QP               | MATCH P-60 STARTLING ORANGE   |   |
| EFS-9      | DRYVIT SYSTEM             | DRYVIT SYSTEM, INC.     | DJDD-08-1020QP               | MATCH P-56 YOSEMITE SAND  |   |
| EFS-10     | DRYVIT SYSTEM             | DRYVIT SYSTEM, INC.     | DJDD-09-1020QP               | MATCH P-49 NIGHT SHADE  | OPTION FOR MONOLITH FINISH (MONOLITHICALLY SCORED TO MATCH MANUFACTURE) |
| EFS-11     | DRYVIT SYSTEM             | DRYVIT SYSTEM, INC.     | DJDD-11-1020QP               | MATCH P-55 JACKSON TAN  |   |
| P-49       | PAINT                     | BENJAMIN MOORE          | BW 2116-10                   | NIGHT SHADE   | MONOLITH AND TOWERS   |
| P-49 ALT-A | PAINT                     | SHERWIN WILLIAMS        | BW 2116-10 NIGHT SHADE MATCH | USE OPTION OF BRITISH BASE CONCRETE WITH STONE BROWNSHAW WHEN SPECIFIED | MONOLITH AND TOWERS   |
| P-55       | PAINT                     | BENJAMIN MOORE          | HC-45                        | JACKSON TAN   |   |
| P-55 ALT-A | PAINT                     | SHERWIN WILLIAMS        | HC-45 JACKSON TAN MATCH      | USE OPTION OF BRITISH BASE CONCRETE WITH STONE BROWNSHAW WHEN SPECIFIED |   |
| P-56       | PAINT                     | BENJAMIN MOORE          | AC-4                         | YOSEMITE SAND   |   |
| P-56 ALT-A | PAINT                     | SHERWIN WILLIAMS        | AC-4 YOSEMITE SAND MATCH     | USE OPTION OF BRITISH BASE CONCRETE WITH STONE BROWNSHAW WHEN SPECIFIED |   |
| P-60       | PAINT                     | BENJAMIN MOORE          | 2016-10                      | CANDOPY   |   |
| P-60 ALT   | PAINT                     | SHERWIN WILLIAMS        | DUNKIN ORANGE                | USE BRITISH BASE (BW 2016-10) STARTLING ORANGE MATCH                    | CANDOPY   |
| WC-17A     | SINTRA SIGN GRAPHICS      | DGS RETAIL              |                              | 12" X 6"-6" EXTERIOR CLIP SUBJECTS                                      | COFFEE CLIP ICON  |
| WC-17B     | SINTRA SIGN GRAPHICS      | DGS RETAIL              |                              | 12" X 6"-6" EXTERIOR CLIP SUBJECTS                                      | COFFEE CLIP ICON  |
| WC-17C     | SINTRA SIGN GRAPHICS      | DGS RETAIL              |                              | 12" X 4"-6" EXTERIOR CLIP SUBJECTS                                      | COFFEE CLIP ICON  |

\*NOTE: 3 OPTIONS FOR MONOLITH FINISH, CB-1, CB-1 OR, EFS-10, DEPENDENT ON GEOGRAPHICAL LOCATION AND DBI APPROVAL.



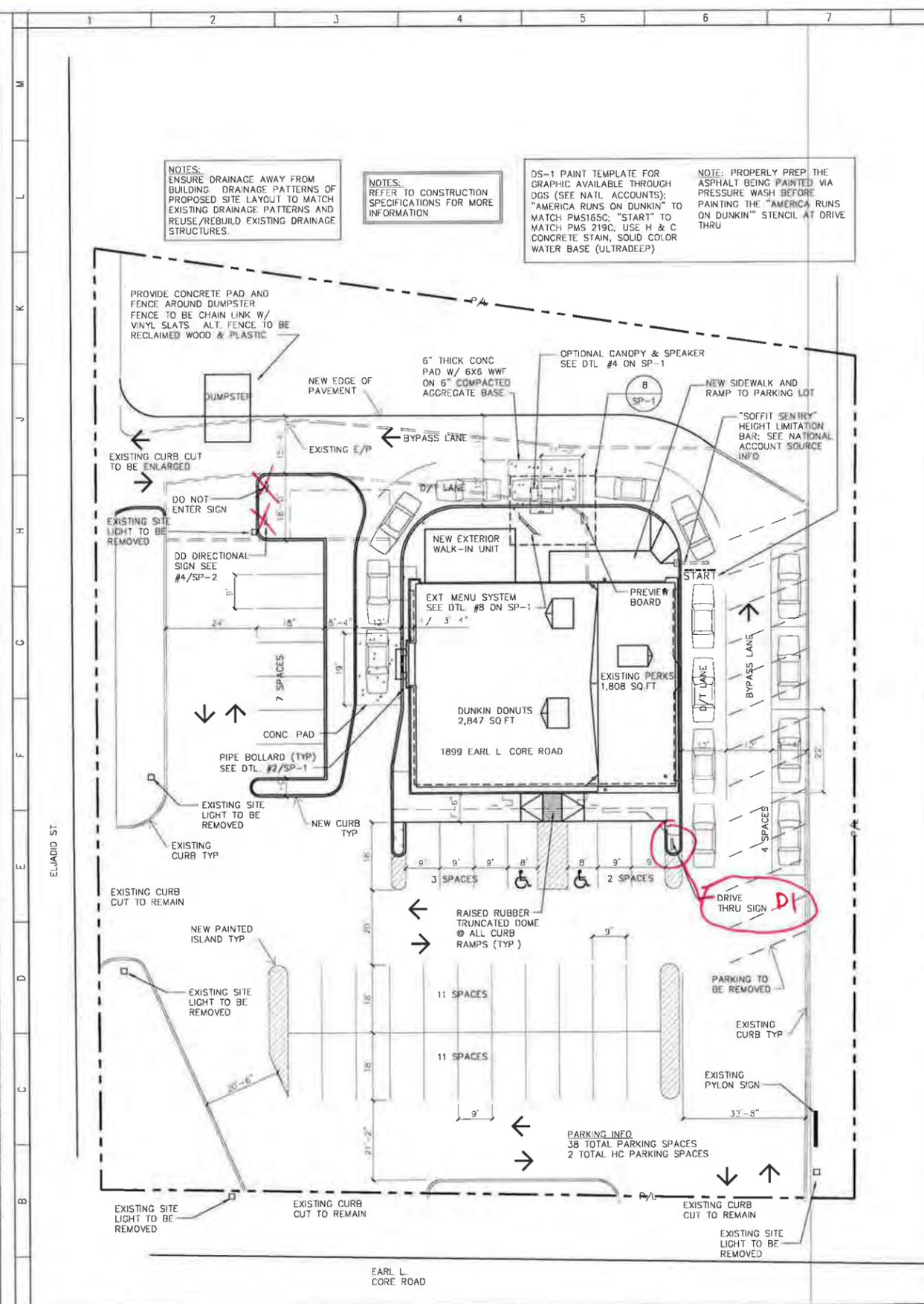
ms consultants, inc.  
engineers, architects, planners  
10000 Old York Road, Suite 200  
Columbia, MD 21046  
phone 410 898 7100  
fax 410 898 7510

PROFESSIONAL OF RECORD:  
DATE: 10/23/2012  
EXP. DATE: 10/23/2013

| 100% REVIEW SET   | DATE                         | 09/28/12 | SCALE AS NOTED |
|---|------------------------------|----------|----------------|
| PERMIT SET <td>10/01/12 <td></td> <td></td> </td>         | 10/01/12 <td></td> <td></td> |          |                |
| DUNKIN CORP REVIEW <td>10/23/12 <td></td> <td></td> </td> | 10/23/12 <td></td> <td></td> |          |                |
| DESCRIPTION <td>DATE <td></td> <td></td> </td>            | DATE <td></td> <td></td>     |          |                |
| REVISIONS <td></td> <td></td> <td></td>                   |                              |          |                |

DD 1720 REMODEL DESIGN  
1899 EARL L. CORE ROAD, SABRATON, WV  
EXTERIOR ELEVATIONS AND  
FINISH SCHEDULE  
PC NUMBER: 351062

File Name: N:\62140286 - DUNKIN MORGANTOWN\DOCS\CAD\CSSX\_SP-1.DWG Author: LONGBRAKE, JASON Plot Date: 10/12/2012



NOTES:  
ENSURE DRAINAGE AWAY FROM BUILDING DRAINAGE PATTERNS OF PROPOSED SITE LAYOUT TO MATCH EXISTING DRAINAGE PATTERNS AND REUSE/REBUILD EXISTING DRAINAGE STRUCTURES.

NOTES:  
REFER TO CONSTRUCTION SPECIFICATIONS FOR MORE INFORMATION

DS-1 PAINT TEMPLATE FOR GRAPHIC AVAILABLE THROUGH DGS (SEE NATL ACCOUNTS); "AMERICA RUNS ON DUNKIN" TO MATCH PMS165C; "START" TO MATCH PMS 219C; USE H & C CONCRETE STAIN, SOLID COLOR WATER BASE (ULTRADEEP)

NOTE: PROPERLY PREP THE ASPHALT BEING PAINTED VIA PRESSURE WASH BEFORE PAINTING THE "AMERICA RUNS ON DUNKIN" STENCIL AT DRIVE THRU

PROVIDE CONCRETE PAD AND FENCE AROUND DUMPSTER FENCE TO BE CHAIN LINK W/ VINYL SLATS ALT. FENCE TO BE RECLAIMED WOOD & PLASTIC

OPTIONAL CANOPY & SPEAKER SEE DTL #4 ON SP-1

"SOFFIT SENTRY" HEIGHT LIMITATION BAR: SEE NATIONAL ACCOUNT SOURCE INFO

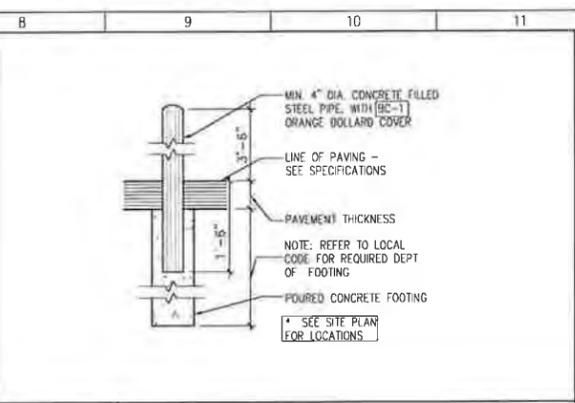
EXISTING CURB CUT TO BE ENLARGED

DO NOT ENTER SIGN

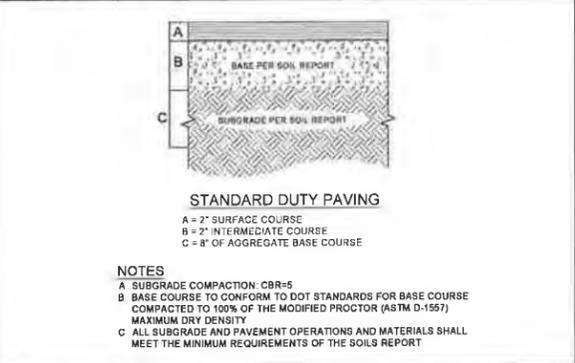
DD DIRECTIONAL SIGN SEE #4/SP-2

EXISTING CURB CUT TO REMAIN

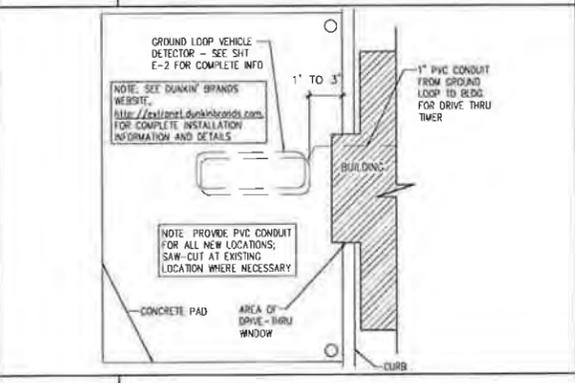
EXISTING CURB TYP



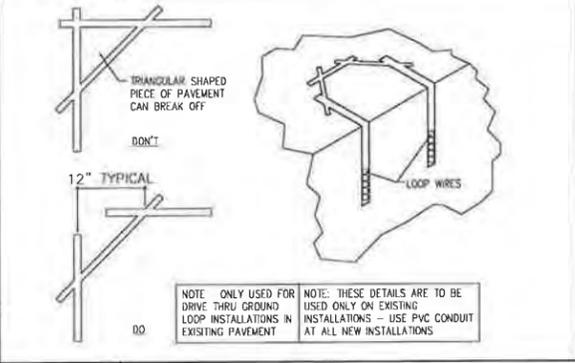
2 BOLLARD DETAIL  
3/4"=1'-0"



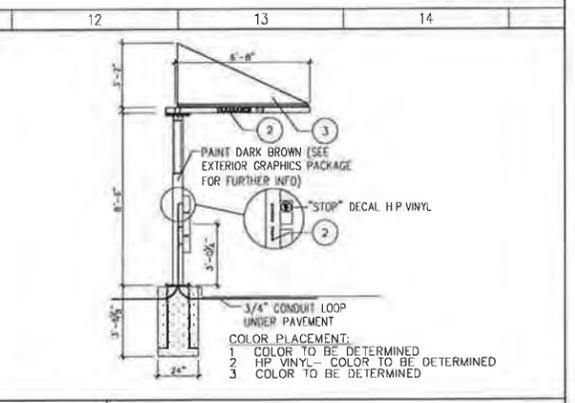
3 ASHPALT PAVING SECTION  
NOT TO SCALE



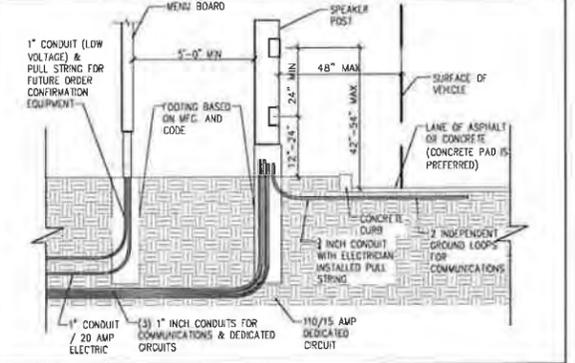
6 DRIVE-THRU TIMER @ WINDOW  
NOT TO SCALE



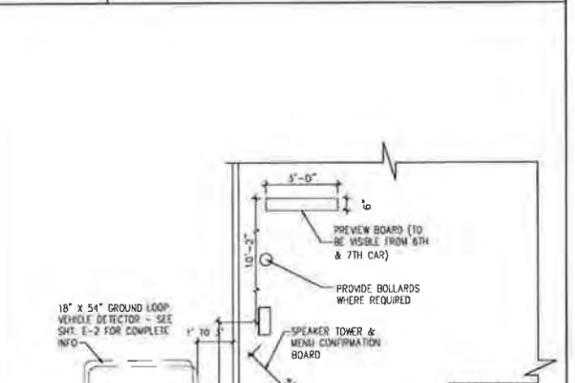
7 SAW CUT DETAILS  
NOT TO SCALE



4 OPTIONAL CANOPY AND SPEAKER  
1/4"=1'-0"



5 DRIVE-THRU MENU SECTION  
NOT TO SCALE



8 DRIVE-THRU MENU LAYOUT (PREF.)  
N.T.S.

1 SCHEMATIC SITE PLAN  
1/16"=1'-0"



ms consultants, inc.  
engineers, architects, planners  
1000 N. W. 10th St.  
Columbus, Ohio 43229-5477  
phone 614.899.7100  
fax 614.899.0970

PROFESSIONAL OF RECORD:  
E.S.P. 09/28/12

| NO.             | DESCRIPTION | DATE           | APPD. |
|-----------------|-------------|----------------|-------|
| 100% REVIEW SET |             | 09/28/12       |       |
| PERMIT SET      |             | 10/01/12       |       |
|                 |             | SCALE AS NOTED |       |
|                 |             | DRAWN          |       |
|                 |             | CKD            |       |
|                 |             | APPD.          |       |

DD 1720 REMODEL DESIGN  
1899 EARL L. CORE ROAD, SABRATON, WV  
SCHEMATIC SITE PLANS AND  
DETAILS

SP-1  
ms # 62-40286-01

PC NUMBER: 351062

Zimbra

---

**Awning 1/5**

---

**From :** Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 12:23 PM

**Subject :** Awning 1/5

 1 attachment

**To :** mstone@cityofmorgantown.org, Amy Fairman <afairman@cityofmorgantown.org>, shollar@cityofmorgantown.org

Guys,

Can you make sure this gets to Chris? These are the size of the letters on the awnings per request.

Secondly the frontage of the store is 44'6." The DT side is 58'6."

Awning 1 DD- 52"x28"

Awning 2 DD- 52"x28"

Awning 3 Lattes- 6"x22", Cappucinos- 6"x45.5"

Awning 4 Espressos- 6"x36"

Awning 5 Espressos- 6"x36"

Thanks,

Joe

--

Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



awning 1.jpg  
2 MB

SIGN A1 10.1 sq. ft



SIGN AI

'Zimbra

---

## Awnings 2/5

---

**From :** Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 12:24 PM

**Subject :** Awnings 2/5

 1 attachment

**To :** mstone@cityofmorgantown.org, Amy Fairman <afairman@cityofmorgantown.org>, shollar@cityofmorgantown.org

Guys,

Can you make sure this gets to Chris? These are the size of the letters on the awnings per request.

Secondly the frontage of the store is 44'6." The DT side is 58'6."

Awning 1 DD- 52"x28"

Awning 2 DD- 52"x28"

Awning 3 Lattes- 6"x22", Cappucinos- 6"x45.5"

Awning 4 Espressos- 6"x36"

Awning 5 Espressos- 6"x36"

Thanks,

Joe

--

Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



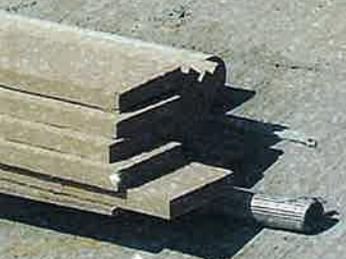
awning 2.jpg  
3 MB

sign A2

10.1 ft

DD

SIGN A2



---

**Zimbra**

---

**Awning 3/5**

---

**From :** Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 12:25 PM

**Subject :** Awning 3/5 1 attachment**To :** Amy Fairman <afairman@cityofmorgantown.org>, mstone@cityofmorgantown.org,  
shollar@cityofmorgantown.org

Guys,

Can you make sure this gets to Chris? These are the size of the letters on the awnings per request.

Secondly the frontage of the store is 44'6." The DT side is 58'6."

Awning 1 DD- 52"x28"

Awning 2 DD- 52"x28"

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Awning 4 Espressos- 6"x36"

Awning 5 Espressos- 6"x36"

Thanks,

Joe

---

Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



awning 3.jpg  
2 MB

SIAN A3 2.82 sq. ft.



SIGM A3

Zimbra

---

**Awning 4/5**

---

**From** : Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 12:26 PM

**Subject** : Awning 4/5

 1 attachment

**To** : Amy Fairman <afairman@cityofmorgantown.org>, mstone@cityofmorgantown.org,  
shollar@cityofmorgantown.org

Guys,

Can you make sure this gets to Chris? These are the size of the letters on the awnings per request.

Secondly the frontage of the store is 44'6." The DT side is 58'6."

Awning 1 DD- 52"x28"

Awning 2 DD- 52"x28"

Awning 3 Lattes- 6"x22", Cappucinos- 6"x45.5"

Awning 4 Espressos- 6"x36"

Awning 5 Espressos- 6"x36"

Thanks,

Joe

--

Joe C. DeFazio  
Joe DeFazio Oil Co  
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Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



**awning 4.jpg**  
2 MB

*SIGN A4 1.5 sq. ft.*



SIGN A4

**Zimbra**

---

**Awning 5/5**

---

**From** : Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 12:29 PM

**Subject** : Awning 5/5 1 attachment**To** : Amy Fairman <afairman@cityofmorgantown.org>, mstone@cityofmorgantown.org, shollar@cityofmorgantown.org

Sorry - it kept kicking my emails back...it won't even accept two pictures at the same time.

Guys,

Can you make sure this gets to Chris? These are the size of the letters on the awnings per request.

Secondly the frontage of the store is 44'6." The DT side is 58'6."

Awning 1 DD- 52"x28"

Awning 2 DD- 52"x28"

Awning 3 Lattes- 6"x22", Cappucinos- 6"x45.5"

Awning 4 Espressos- 6"x36"

Awning 5 Espressos- 6"x36"

Thanks,

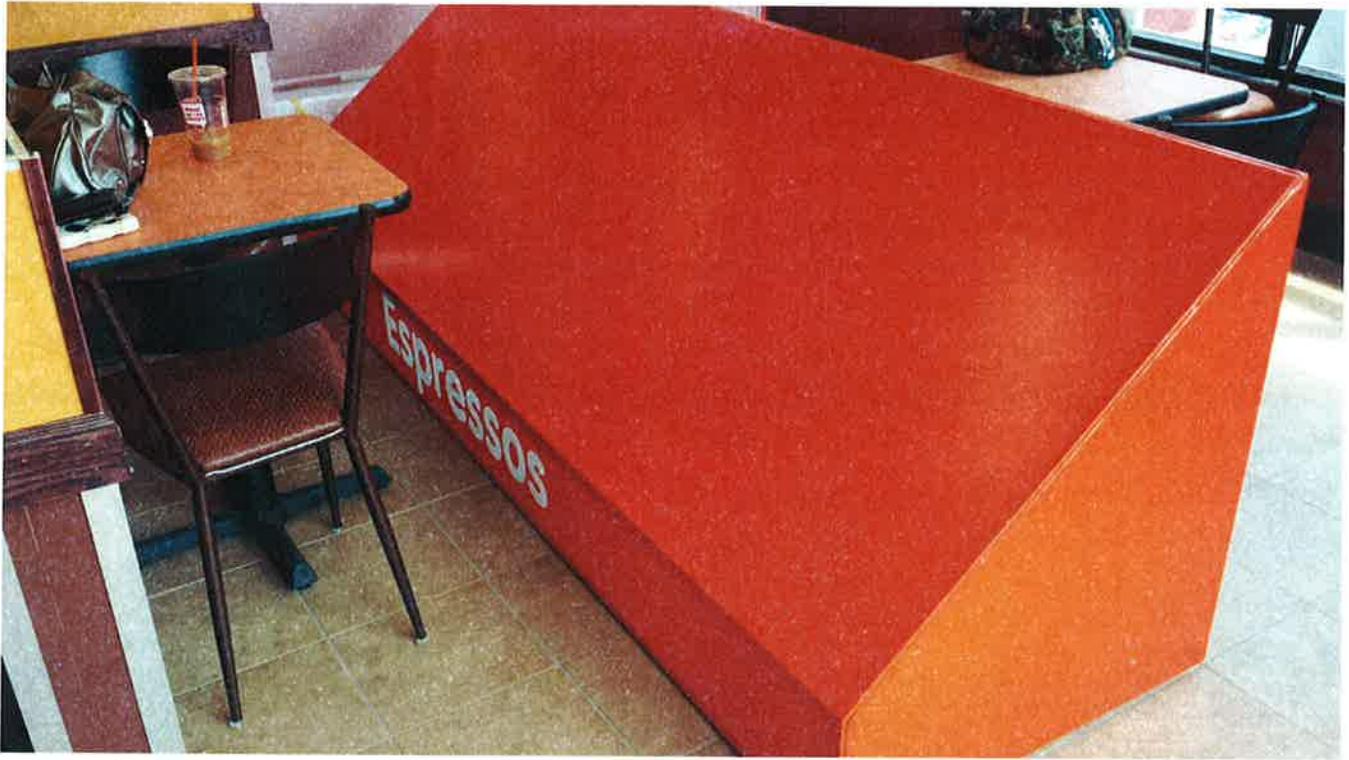
Joe

--  
Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



awning 5.jpg  
3 MB

*SIGN A5 1.54 ft.*



Sign #5

Zimbra

---

**Signs 1**

---

**From :** Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 01:16 PM

**Subject :** Signs 1

 1 attachment

**To :** mstone@cityofmorgantown.org, Amy Fairman <afairman@cityofmorgantown.org>, shollar@cityofmorgantown.org, Joe DeFazio <jdefazio@joedefaziooil.com>

Attached are our exterior signage. Please get this to Chris.

This sign is 64"x24."

Thanks,

Joe

--  
Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



sign 1.jpg  
3 MB

*SIGN F1 10.66 sq. ft.*

---



Zimbra

---

Sign 5

---

**From :** Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 01:22 PM

**Subject :** Sign 5

 1 attachment

**To :** Amy Fairman <afairman@cityofmorgantown.org>, Joe DeFazio <jdefazio@joedefaziooil.com>, mstone@cityofmorgantown.org, shollar@cityofmorgantown.org

Attached is the 5th sign. It is a DT button that goes on the building. It is 48"x 18."

--  
Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
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Fax: 304-534-5988



sign 5.jpg  
3 MB

*SIGN Fa 6 ft. ft*



SIGN F2

Zimbra

---

**Sign 3**

---

**From :** Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 01:19 PM

**Subject :** Sign 3

 1 attachment

**To :** Amy Fairman <afairman@cityofmorgantown.org>, mstone@cityofmorgantown.org, shollar@cityofmorgantown.org

Another tower sign. 64"x24."

Thanks,

Joe

--

Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



Sign 3.jpg  
2 MB

*SIGN SI 10.66 ft.*



Zimbra

---

Sign 4

---

**From** : Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 01:21 PM

**Subject** : Sign 4

 1 attachment

**To** : Amy Fairman <afairman@cityofmorgantown.org>, mstone@cityofmorgantown.org, shollar@cityofmorgantown.org, Joe DeFazio <jdefazio@joedefaziooil.com>

Attached is another sign. It's a coffee Cup. Size is 33"x47."

--  
Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



sign 4.jpg  
4 MB

R 1.1 10.78 sq. ft



Zimbra

---

Sign 6

---

**From** : Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 01:26 PM

**Subject** : Sign 6

 1 attachment

**To** : Amy Fairman <afairman@cityofmorgantown.org>, Joe DeFazio <jdefazio@joedefaziooil.com>, mstone@cityofmorgantown.org, shollar@cityofmorgantown.org

Attached is a sign that goes together.

The word Dunkin is 80"x18"  
The word Donuts is 80"x18"

--  
Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



sign 6.jpg  
5 MB

R 1.2      20.01 sq. ft.



Zimbra

---

Sign 7

---

**From :** Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 01:30 PM

**Subject :** Sign 7

 1 attachment

**To :** Amy Fairman <afairman@cityofmorgantown.org>, Joe DeFazio <jdefazio@joedefaziooil.com>, mstone@cityofmorgantown.org, shollar@cityofmorgantown.org

Last sign.

It is 93"x18"

Thanks for your help on getting these to Chris.

Joe

—  
Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



sign 7.jpg  
3 MB

*R 1.3 11.63 Ag. H.*



Zimbra

---

Sign 2

---

**From :** Joe C. DeFazio <jcdefazio@joedefaziooil.com>

Wed, May 22, 2013 01:18 PM

**Subject :** Sign 2

 1 attachment

**To :** Amy Fairman <afairman@cityofmorgantown.org>, mstone@cityofmorgantown.org, shollar@cityofmorgantown.org

This is a direction sign. We only have one. Size is 30.5"x15"

Please forward to Chris.

Joe

--  
Joe C. DeFazio  
Joe DeFazio Oil Co  
PO 9143  
Monongah, WV 26554  
Cell: 304-612-5014  
Fax: 304-534-5988



Sign 2 - DT arrow.jpg  
4 MB

DI 3.18' x 15' ft.



DI