



BUILDING INSPECTION DEPARTMENT 16801 Westgrove Dr Addison Texas 75001 972/450-2881 fax: 972/450-2837

**Application for Meritorious Exception to the Town of Addison Sign Ordinance**

Application Date: 10/2/2013

Filing Fee: \$200.00

Applicant: Richard Chamberlains / Chamberlains Steak & Chop House

Address: 5330 Beltline Rd Suite#: \_\_\_\_\_

Dallas Tx 75254 Phone#: 972 934 2467  
City State Zip

Fax#: \_\_\_\_\_

Status of Applicant: Owner  Tenant \_\_\_\_\_ Agent \_\_\_\_\_

Location where exception is requested:

5334 Beltline Rd. Dallas 75254

Reasons for Meritorious Exception:

Chamberlains Steak & Chop House, in Addison for over 20 years, is requesting a sign for our sign room. Around 2005, we leased a previous, vacant Dry cleaning space. We are requesting a sign in the same spot as the previous Dry Cleaning sign.

**YOU MUST SUBMIT THE FOLLOWING:**

12 COPIES OF THE PROPOSED SIGN SHOWING:

- |                                   |                                                       |
|-----------------------------------|-------------------------------------------------------|
| 1. Lot Lines                      | 5. Proposed Signs                                     |
| 2. Names of Adjacent Streets      | 6. Sketch of Sign with Scale and Dimensions Indicated |
| 3. Location of Existing Buildings | (8.5 x 11 PLEASE)                                     |
| 4. Existing Signs                 |                                                       |

Date Fees Paid 10-2-13 Check # CASH Receipt # 543318



801 E. Campbell Road  
Suite 100  
Richardson, TX 75081  
Main (972) 231-4505  
Fax (972) 231-5042  
www.beltwayco.com

September 25, 2013

Richard Chamberlain  
Chamberlain's Steak & Chop House  
5330 Belt Line Road  
Addison, TX 75254

Re: Sign Approval

Dear Richard:

Beltway Commercial Real Estate has reviewed the attached sign specifications dated 9/19/2013 for the storefront sign. Based on the available information, we approve the sign specifications subject to the following conditions:

1. Tenant shall submit contractor's certificate of insurance which shall include a policy for Worker's Comp. Certificate of insurance must meet Landlord's requirements per the attached sample Certificate of Insurance form.
2. Any additional changes to the specifications will need to be submitted for approval.
3. All signs and connections shall be soundly constructed, securely attached and be weather tight. Any leaks caused by the installation of the sign will be repaired at the Tenant's cost. The mounting of the sign cannot penetrate the roof, the roof flashing or the backside of the parapet wall. Each tenant is responsible for their sign conforming to the City of Addison local codes and sign ordinances.
4. Tenant will be responsible for all damage to the building incurred during sign installation or removal. Damage done to any part of the building during mounting or removal of the sign shall be promptly repaired to a "like new condition" by the Tenant at the Tenant's expense. The Tenant shall maintain all signs in like new condition and free from birds' nests at all times.
5. Storefront fascia must be restored to the original condition, using material approved by the Landlord (patched and re-painted per the color spec to match existing), upon removal of the sign.

6. If applicable, all transformers are to be concealed behind fascia inside the Tenant's space and all secondary wiring shall be concealed in wiring channel. Provide U.L. approved transformer box. **All electrical shall be tied into the tenant's electrical panel and not the house panel.**

Please contact me at 972.231.4505 with any questions you may have.

Sincerely,



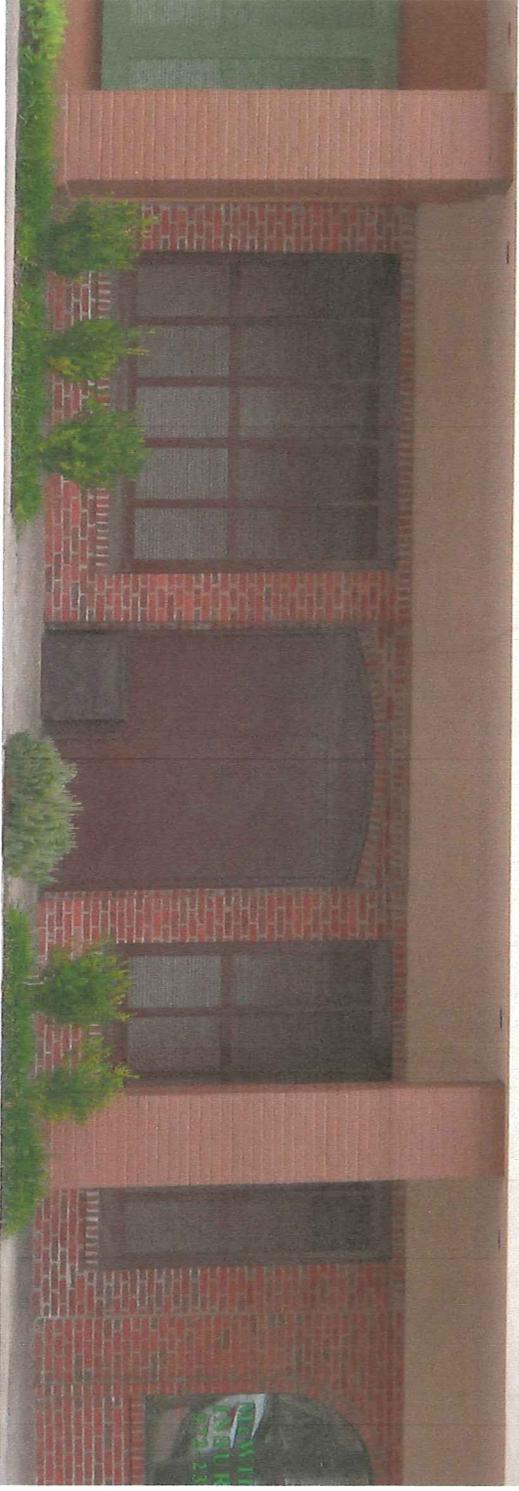
Tracy White, CPM®  
Vice President, Property Management

cc: file

enclosures

Cigar Room - Black Reverse Channel Letters  
Red LED Halo Illumination  
Pin Mounted 2" Off Facade

Black Capsule With 1/2" Thick White Plex Push Thru Letters  
Illuminated With White LED's



West Elevation

Approved By:

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**Suntec** signs Inc. 3220 QUEBEC STREET  
DALLAS, TEXAS 75247  
214-630-1116

Texas Sign Contractor #18339  
Regulated by the Texas department  
of Licensing & Regulation  
P.O. Box 12157 Austin TX 78711  
1-800-803-9202, (512)463-6599,  
website: [www.license.state.tx.us/complaints](http://www.license.state.tx.us/complaints)

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[www.suntecindustries.com](http://www.suntecindustries.com)

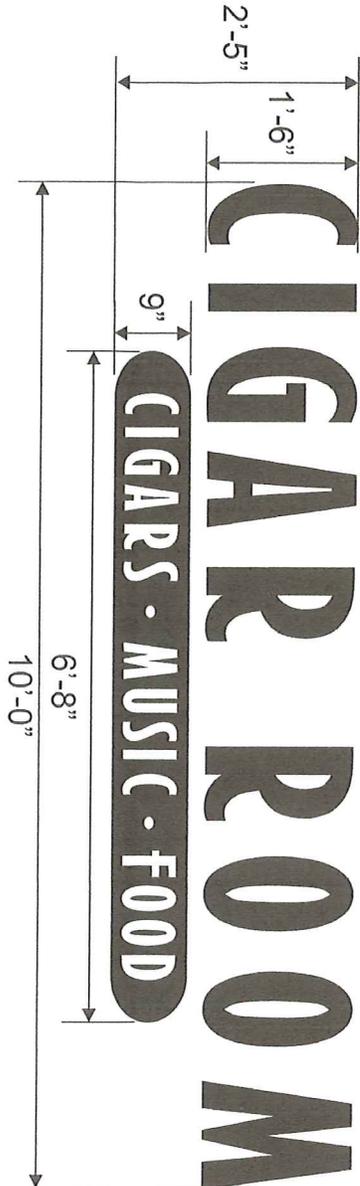
**CIGAR ROOM**

Scale: 1/4" = 1'

Cigar Room  
west elevation.cdr

Cigar Room - Black Reverse Channel Letters  
Red LED Halo Illumination  
Pin Mounted 2" Off-Facade

Black Capsule With 1/2" Thick White Plex Push Thru Letters  
Illuminated With White LED's



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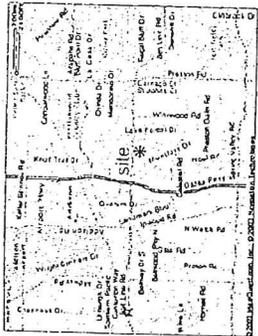
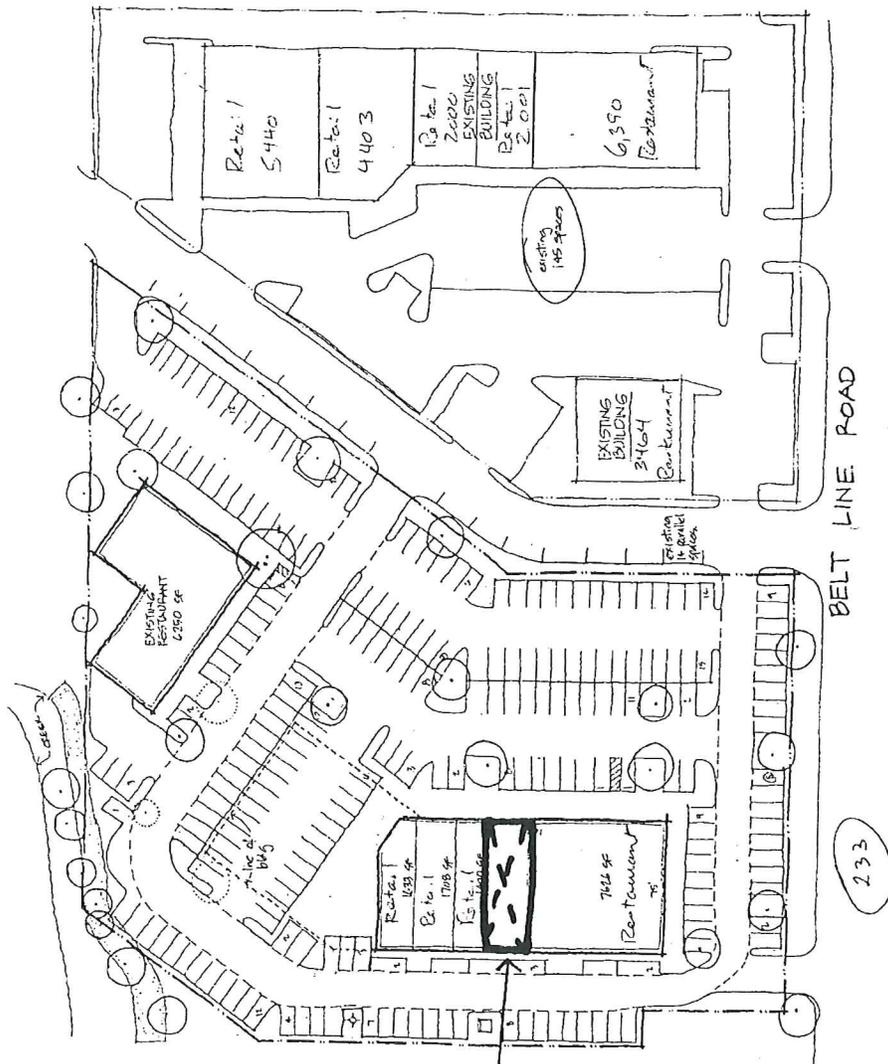
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[www.suntecindustries.com](http://www.suntecindustries.com)

**CIGAR ROOM**

Scale:  
1/2" = 1'

Cigar Room.cdr



VICINITY PLAN

TABULATIONS	BLDG AREA	PRKG RECD
Retail	18,585	1,720 93
Restaurant	23,730	1,100 238
TOTAL	42,315	331
PARKING PROVIDED		378
TOTAL SITE AREA	2.75 AC	(1,421,001)

SITE PLAN



SCHEME SP-1

DATE	NO	REV
1-29-02		

RODOLFO architecture planning  
UNIVERSITY MICROFILMS  
11155 W. UNIVERSITY AVE.  
ANN ARBOR, MI 48106-1500  
TEL: 734-769-0900 FAX: 734-769-0901

Town hall Center Addison, Texas

CHAMBERLAN'S  
ADDITION