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## Additional Information for 191 Marginal Way Interpretation Appeal

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**Ann Machado** <amachado@portlandmaine.gov>

Fri, Aug 18, 2017 at 2:28 PM

To: Ben Walter <bwalter@cwsarch.com>

Cc: "Mark A. Bower" <mbower@jbgh.com>, "Natalie L. Burns" <nburns@jbgh.com>, "Max Puyanich (MPuyanich@convenientmd.com)" <MPuyanich@convenientmd.com>, "David Sanderson (DSanderson@convenientmd.com)" <DSanderson@convenientmd.com>, "pnoyes@noyesmoving.com" <pnoyes@noyesmoving.com>, Helen Donaldson <hcd@portlandmaine.gov>

Ben -

The three square foot discrepancy is on the proposed sign for the East Elevation. The Building ID Signs Allowable Area Chart from plan A3.01 gives the maximum square footage allowed for the East Facade as 165.20 sf. The second Item B1 page gives the dimensions of the rectangle that "encompass the extreme limits of writing, representation, emblem or other display ..." [section 14-369(a)] for the Convenient MD Urgent Care sign as 25' x 6' 6 1/8". The area for these dimensions is 162.75 sf. The square footage for the "191 Marginal Way" sign is given as 5,57 sf. The total square footage is 168.32 sf which is greater than the 165.20 sf allowed. I have attached the chart and both Item B1 pages.

In order for zoning to approve the sign permit, the maximum square footage for the east elevation sign needs to be revised. Also, when Chris Stacey first emailed you about the permit application on March 15, 2017 she pointed out the following: *Finally, this zone currently has a design limitation that prohibits individually-lit plastic letter signs such as what is proposed.* See page 20 of the city design guidelines.

Chris recommended that you appeal to the Planning Authority for a waiver on this criteria under section 14-368.5(g). I have included Nelle Donaldson from Planning on this email She can explain the waiver process. She also can address your last question about the master signage plan approving two tenant signs (one facing Marginal Way and one facing the rear parking lot) for each of the other tenants in the building. Under Section 14-369.5 (b) Table 2.8, individual ground floor tenants are only allowed one tenant sign unless they front on more than one street. The building only fronts on one street - Marginal Way. This would also have to be appealed to the Planning Authority to get a waiver from this criteria. I suggest that you also discuss this with Nelle as part of the waiver request.


Please let me know if you have any questions.

Ann

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