Portland Maine Yes. Google's good here.

Helen Donaldson <hcd@portl

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: _____

Re: Additional Information for 191 Marginal Way Interpretation Appeal

Helen Donaldson <hcd@portlandmaine.gov> Tue, Aug 22, 2017 at 4:12 PM
To: Ben Walter <bwalter@cwsarch.com>
Cc: Ann Machado <amachado@portlandmaine.gov>

Ben,

I've had a chance to look into this.

As noted in my previous correspondence with Steve Bushey, Planning has not yet signed off on the condition of site plan approval related to signs (as a full sign submittal hasn't been submitted to our office to date), and so for that reason alone we need to take a look at what you've provided under this permit. As a reference, the condition reads:

13. *Prior to the issuance of a certificate of occupancy, the applicant shall provide specifications for proposed signs, meeting the standards of the B-7 zone and the City of Portland Design Manual, for review and approval by the Zoning Administrator.*

Based on the sign permit submittal, it appears that you are only permitting the Convenient MD signs now, and not those for other tenants? If so, just be aware that we will need to look at those sign plans prior to CO for those tenant fit-ups. You should revise the current sign permit submittal per Ann's notes regarding size and resubmit for the record. I will pull the sign permit application into our files as documentation on this condition.

Regarding the waivers, you will need to submit a request for both waivers you've identified (i.e. for the sign type and for the number of tenant signs per tenant) to Inspections and pay the additional fee. Per Chris's prior email, your request should include a narrative addressing the waiver criteria she sent you (see also below). Note: Planning has previously granted waivers in the B-7 for signs consisting of individually illuminated plastic letters. I believe the proposed Convenient MD sign also includes 'box-type' elements (where the 'Urgent Care' text appears). A waiver for the box is not likely to be granted. We would advise that this portion of the proposed sign be revised to include a backer panel with individual letters. Also note: the precedent you identify for the tenant signs on two facades (Century Tire) reflects a different condition, where there are two frontages on public streets (Marginal Way and Kennebec Street). For this waiver, you will need to make an argument on the merits of the AAA site (again, see criteria below).

Let me know if you have questions on this.

Best,
Nell

Section 14-526 c (8) (a) (iv) Waiver Criteria: An applicant for site plan review that was either denied for failure to comply with the requirements of or is seeking a waiver as part of their site plan application from Section 14-369.5 shall meet the following standards for approval:

(a) Signs shall meet the requirements of Section 14-526 (e) 2. - Signage and Wayfinding;

(b) The size, scale, proportions, design, materials, placement, quantity and source and intensity of illumination of any approved signage shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attached or to which they are visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which it is located and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed, and mode of travel of the viewing public;

(c) The signage shall either be of special design merit or shall respond to unique circumstances or characteristics associated with the subject property;

(d) The provisions of this subsection shall be limited to commercial uses in business or industrial zones, industrial uses or institutional uses.

[Quoted text hidden]
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