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Planning & Urban Development Department

Jeff Levine, AICP, Director

Planning Division

Alexander Jaegerman, Director

September 9, 2013

Greg Shinberg
Shinberg Consulting
477 Congress Street
Portland, ME 04101

Cow Plaza Hotel, LLC
100 Commercial Street
Suite 306
Portland, ME 04101

Project Name: Canal Plaza Hotel
Address: 433 Fore Street
Applicant: Cow Plaza Hotel, LLC, Applicant
Planner: Nell Donaldson

Project ID: 2012-558
CBL: 32-1-40

Dear Mr. Shinberg:

On November 5, 2012, the Planning Board approved your application for an 80,000 SF development, the Canal Plaza Hotel, at 433 Fore Street. One of the conditions of approval related to signage:

A final comprehensive signage plan, including design and illumination details for all proposed signs, shall be submitted for review and approval by the Planning Authority prior to the issuance of a certificate of occupancy.

The Planning Division has reviewed three signs proposed for the building - one on the west façade, one on the east façade, and one in the porte cochere. It is understood that an additional sign is proposed to hang from the brise soleil in the area of the retail space.

This letter is to confirm that, with the submittals provided, the lighting condition has been met. Regarding the east façade sign, the Division acknowledges that there are extenuating circumstances in this location (the trees and the visibility), and given the clean, well-designed sign, the Division is willing to grant an exception to the sign guidelines and allow the placement of the sign on the building's 5th floor (as shown in a rendering provided by Patrick Costin on 9/4/13), subject to issuance of a sign permit.

This letter does not constitute a sign permit. The applicant is required to apply for sign permits under separate cover. Signs must meet all applicable dimensional requirements.

If there are any questions, please feel free to contact me at (207) 874-8723.

Sincerely,



Neil Donaldson,
Planner

CC: Jeff Levine, Director of Planning and Urban Development
Alexander Jacgerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
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Approval Letter File