

**Ann Machado - 585 (593) Congress Street - Sign Permit #2015-02842**

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**From:** Ann Machado  
**To:** michaelyang91@gmail.com  
**Date:** 12/14/2015 8:57 AM  
**Subject:** 585 (593) Congress Street - Sign Permit #2015-02842  
**Attachments:** Section 14-526(d)(8)(iv) - sign waiver criteria.pdf

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Michael-

I have completed my initial zoning review. At this point I cannot sign off on the permit. The original 4' x 10' sign was approved under permit #2013-02792. This sign did not meet the zoning requirements but was approved under Planing/Historic approval.

585 Congress St is in the B-3 Downtown Business zone. The criteria for signs in this zone are under Section 14-369.5, Table 2.8 -Building Signs. An individual ground floor tenant is allowed one building sign per street they front on. Vinland only fronts on Congress St, since Congress Square Park is between the building and High Street. The maximum size allowed under the table is the tenant's building frontage multiplied by two square feet. The tenant frontage is given as 14' on Congress Street, therefore the maximum sign allowed would be 28 square feet. The 40 square foot sign already exists. The second sign is not allowed under the ordinance and the maximum square footage has already been exceeded.

You can appeal to the Planning Authority under section 14-368.5(g) since what is proposed does not meet the sign regulations. There is a \$75 fee. The Planning Authority uses the criteria under section 14-526(d)(8) of the Site Plan ordinance to decide the appeal. I have attached this section. If you choose to appeal you need to send a letter explaining how you meet this criteria and why you need the second sign. You may email this letter to me. Once I have received the letter, our front staff will send an invoice. Once the invoice is paid, your appeal will be forwarded to the Planning Authority.

Please contact me with any questions.

Ann Machado

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