Portland Maine Yes. Google's good here.

Ann Machado <amachado@portlandmain Inspections Division Date: 07/14/17

FW: 710 Forest Ave - Eminent Domain Sign Relocation - SECOND REQUEST

Andrea Girard <agirardamg@gmail.com> Tue, Apr 18, 2017 at 1:51 PM
To: amachado@portlandmaine.gov

Hi Ann,

I just wanted to make sure that you received my e-mail of last week…listed below.

Andréa Girard

Delta Realty LLC

380 Warren Ave

Portland, ME 04103

agirardamg@gmail.com

207.653.9495

From: Andrea Girard [mailto:agirardamg@gmail.com]
Sent: Wednesday, April 12, 2017 6:06 PM
To: 'amachado@portlandmaine.gov'
Subject: 710 Forest Ave - Eminent Domain Sign Relocation

Good Afternoon Ann,

Delta Realty is the owner of the property located at 710 Forest Avenue / Concord St/ Saunders St., which will be affected by the City of Portland and MDOT's Woodford's Revitalization project beginning this summer.

1,411 square feet of our Forest Avenue frontage will be taken by Eminent Domain, which requires that we relocate the existing freestanding multi-tenant sign. Since Delta Realty was given 15 days to obtain two proposals for the cost of this relocation, Rose Rinaldi from the MDOT, Roger Flannery of Sign Design, and I met onsite yesterday to determine the best area for this relocation. Unfortunately, after reviewing the Zoning requirements for signs in B-2 zones, I now question whether what Roger and Rose recommended will be allowed.

This property is in a B-2c zone which, from what I managed to get out of the Code Ordinance (Division 22, page 14-525, Section 14-369.5 Tables, page 14-538, and Table 2.6 and 2.13 pages 14-549 and 14-14-557) is restricted to 18 feet in

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height with a setback of 5 feet. Am I correct with my findings, and if so, does the City provide variances for events Eminent Domain? Unfortunately, we are getting hit with a lot of changes to and around our property, that are going t make it extremely difficult for our tenants to retain and obtain customers. We at least hoped to have a new place tc the sign in an area where it could be seen.

Any advise that you could provide would be greatly appreciated.

Thank you!

Andréa Girard

Delta Realty LLC

380 Warren Ave

Portland, ME 04103

agirardamg@gmail.com

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3 attachments

Existing sign placement.jpg
194K

Incoming view.jpg
183K

MDOT Plan.pdf
699K