Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/24/15

Ann Machado - Urgent- Appl agreed to this Fwd: Conditional approval RE: Permit #2697 - Irving Oil, 2282 Congress St, Portland, ME

From: Jean Fraser
To: Machado, Ann
Date: 12/24/2015 10:05 AM
Subject: Urgent- Appl agreed to this Fwd: Conditional approval RE: Permit #2697 - Irving Oil, 2282 Congress St, Portland, ME
Attachments: Building Elevations.pdf; Canopy Signage Layout.pdf; Pylon Sign Drawing.pdf

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Ann

This is urgent- is there any chance of getting the permit out today? I believe you and Chris were OK with the waiver and the applicant is going to meet the conditions, so it just needs to be issued.

Thanks
Jean

>>> Jean Fraser 12/23/2015 4:56 PM >>>
Chris

I have signed off in the building permit; they are going to meet the conditions I specified below for the pylon sign but urgently need the building permit.

Can you facilitate getting that issued on Monday?

Thanks
Jean

>>> Jean Fraser 12/18/2015 4:44 PM >>>

Hello Amanda

I am writing to confirm that your request for a waiver of the sign ordinance provisions, in respect of the building signs, canopy signs and one pylon sign near Congress Street, have been reviewed under section 14-526 (d) (8). The Planning Authority has determined:

building signs and **canopy signs:** the proposals as shown in the attached elevation and plans dated 12.7.2015 are allowed due to the fact they meet the waiver standards and in particular address the unique circumstances of the gas station layout and orientation where the actual gas station is set back from the main street access and only seen from a limited viewspan from Congress Street, thus requiring slightly larger signage in different locations as compared to most gas stations.

one pylon sign near Congress Street: that the proposed pylon sign (plan dated 12.7.2015 as attached) <u>does not</u> meet the waiver criteria for 2 reasons:

- it includes advertising (lowest panel) that does not signpost a separate or particular use on the site
- there is no need for the extra 4 feet in height, which taken together with the thick blue section is over-

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scaled.

We will grant a waiver for the pylon sign subject to the following conditions:

- that the bottom panel is removed (that refers to "save on gas" with card shape) and the remaining upper section is lowered by 2' 2.5" giving a maximum height of 19.8 feet (with no change to the distance of the sign from the ground, which has been reviewed in relation to sightlines). The 19.8 feet represents a waiver being granted for the increase of 1.8 feet above the standard. This waiver reflects the unique characteristics of the site which limit the location of the sign to a short section of the frontage some ways from the rest of the gas station development; and
- that although the sketch site plan shows two pylon signs on this site, only one pylon sign has been approved (as outlined above) for the one nearest to Congress Street.

A permit will be issued by the Inspections Division based on the Planning sign off, but I wanted to let you know the final decision. Please do not hesitate to contact me if there are any questions.

Thank you for your patience as this review related to a conditional zone agreement that allowed this use as an exception to the underlying zoning subject to various conditions - and therefore there were a number of additional issues for us to assess.

Jean

Jean Fraser, Planner
City of Portland
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