



Christina Stacey <cstacey@portlandmaine.gov>

NAPA, 235 Presumpscot St

Diana Olmstead <di@neokraft.com>
To: Christina Stacey <cstacey@portlandmaine.gov>

Mon, Oct 31, 2016 at 7:42 AM

Good morning, Christina.

Thanks, so much for your help with this one!

Answer's to your questions:

1. The former sign by the road has been removed.
2. The building height is actually 25' with the sides being 85' long.
3. I'll downsize the side wall sign and re-submit.
4. The monument sign is set at 7' back. I wanted to clear visibility.

Thanks, again!

Diana

From: Christina Stacey [mailto:cstacey@portlandmaine.gov]
Sent: Friday, October 28, 2016 1:50 PM
To: Diana Olmstead <di@neokraft.com>
Subject: NAPA, 235 Presumpscot St

Hi Diana,

I am looking at the sign permit application for NAPA but there are few questions.

First, this is located in the I-M Industrial zone and is a multi-tenant lot. A multi-tenant lot can have only one free-standing sign that should be jointly shared between tenants. According to Google Street View, it appears that there is or was an existing free-standing sign for a storage company. Is that sign still in place? If so, we can't permit a second sign and would need the landlord to resolve this issue by offering a joint ID sign for everyone, or by removing the existing sign to allow the NAPA sign.

Second, if the NAPA monument sign will be the only free-standing sign on the lot, it needs to be set back 5 feet from the front property line. Can you confirm that the sign will be placed at least that far back?

Finally, I think the signs on the sides of the building are too large to meet the ordinance. For a multi-tenant building, we allow one sign per tenant plus one additional sign per building face. The size limit for the principal facade is 8% of the

wall area, and for other facades is 2% of wall area. The actual wall area for these facades was not provided as part of the application, but I tried to guesstimate based on the Google Street view and tax assessor's records. There are no issues for the principal facade facing Presumpscot St, but the two other sides I estimate to be about 81' long by 20' high, for a total wall area of 1,620 sq ft. Calculating 2% gives a maximum size sign of about 32 sq ft, and NAPA is proposing signs of 54 sf.

If you can get a more accurate wall area I am happy to look at that, but if the side signs still exceed 2% they will have to be reduced in size to meet the requirement.

Please let me know if you have questions about this information. If revised plans are created, they can be e-mailed directly to me.

Kind regards,
Chris

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Chris Stacey - Zoning Specialist

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