

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: No Decision Rendered

Appeal ID: 20201

Project Address: 1141 N Hayden Meadows Dr

Hearing Date: 4/10/19

Appellant Name: Savana Meyer

Case No.: B-003

Appellant Phone: 5032633600

Appeal Type: Building

Plans Examiner/Inspector: Anna Grayson

Project Type: commercial

Stories: 1 **Occupancy:** M **Construction Type:** TRADES - Sign

Building/Business Name: Home Place

Fire Sprinklers: Yes -

Appeal Involves: other: Change existing store sign name to new store sign name

LUR or Permit Application No.:

Plan Submitted Option: pdf [File 1]

Proposed use: Retail - mercantile

APPEAL INFORMATION SHEET

Appeal item 1

Code Section

Title 32 32.32.020

Requires

The following code section allows following:

32.32.020 Standards in the Commercial/Mixed Use, Campus Institution 2, Employment, and Industrial Zones.

Table 2

Signs Attached to Buildings

Size Allocation

- 1 sq. ft. per 1 ft. of primary bldg. wall if a freestanding sign is also on the same street frontage
- 1-1/2 sq. ft. per 1 ft. of primary bldg. wall if there is no freestanding sign on the same street frontage

Because this street loops and is a type of 'continuous' road the primary wall for this specific tenant space will have to follow the 1 sq ft per 1 ft of primary wall only due to the share tenant pylon located at end of property next to motel entrance only. This tenant primary wall will be recognized to located on the east side as the neighboring tenant primary wall is located on the south side.

Proposed Design

The primary frontage for this tenant space is located along the street side / east elevation. This is the only tenant on this east elevation which in turn will allow following size of signage to be erected on each elevation: 180'0" total length

With the primary wall for this tenant be at 180'0" in length the sign contractor is proposing (2) signs allowed over each elevation at a max square footage of 89.5 sq ft per elevation.

The current sign of "THOMASVILLE" located over south elevation is 106.25 sq. ft

The current sign of "THOMASVILLE" location over the east elevation is 123.75 sq. ft

There is a public entrance, with all standard hardware to operate from exterior-interior, on this elevation.

Reason for alternative As we the sign contractor, Rudnick Electric Signs, are proposing much smaller signs that actually follow the code set in place as notated above in Title 32 Section 32.32.020 Table 2; Rudnick Electric Signs will have new tenant (HOME PLACE) in compliance as required.

We will not be structurally altering any walls, entrances, egress paths, etc. Our proposal is for individual channel letters that are flush mounted to existing building.

These new signs will not be visible to the freeway and will be acceptable per design standard as required by land owner / property management.

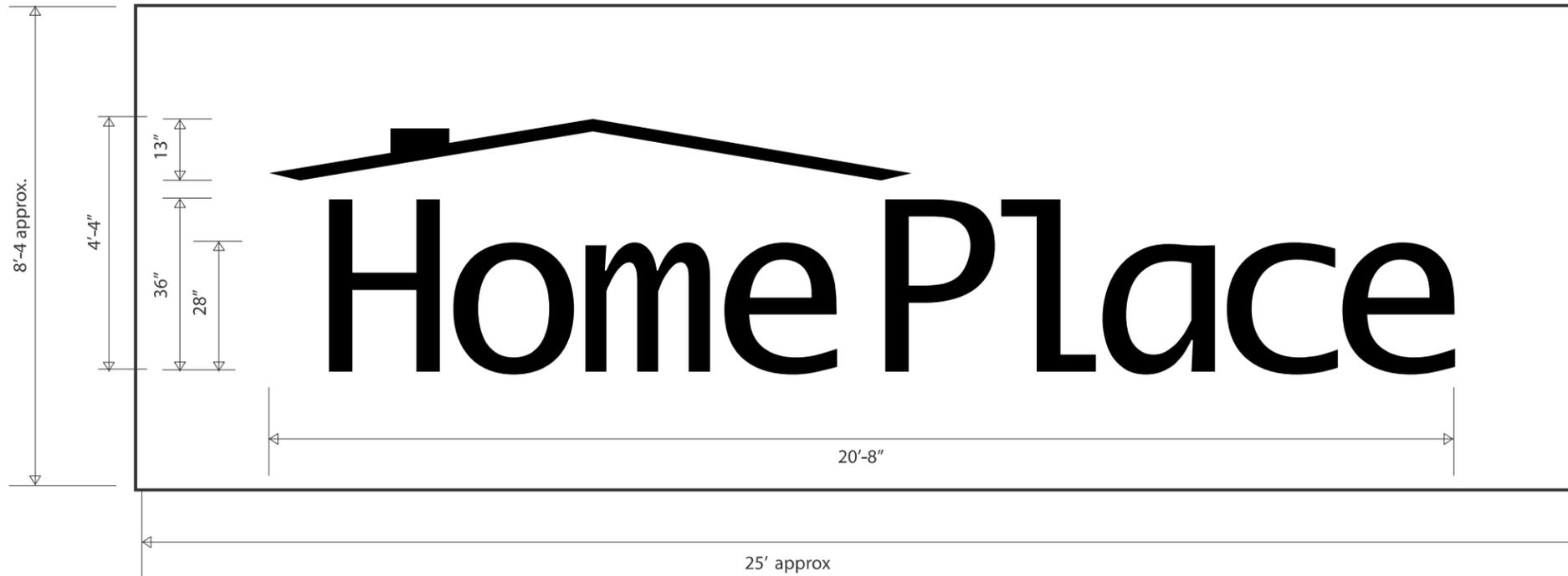
This request doing it legally following the code set in place is the correct alternative to erect signage following all codes and provisions as set forth per 32.32.020 Table 2

APPEAL DECISION

Alteration of sign: No decision rendered. The Administrative Appeals Board lacks authority to review appeal because it involves an "Adjustment Review" per Portland City Code (PCC) 32.38.010.B. Appeal must follow the procedures stated in PCC Chapter 33.805 (Type II land use procedure), using the review criteria of PCC 32.38.030.C. Please contact Anna Grayson Reville at (503) 823-7399 for more information.

#1 SOUTH ELEV.

scale: 3/8" = 1'
TOTAL SQUARE FT. 90



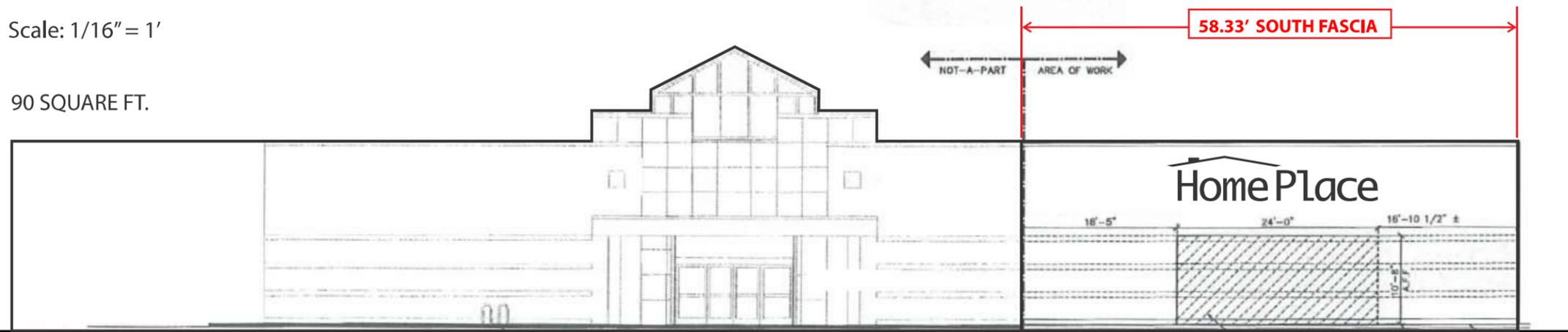
- COLORS
- GERBER 230-105 APPLE GREEN
 - BLACK RETURNS
 - WHITE ACRYLIC
 - DAY NIGHT VINYL #3635-222

MANUFACTURE AND INSTALL **TWO (2) SETS** OF INTERNALLY ILLUMINATED CHANNEL LETTERS.

- ALUMINUM CHANNEL LETTERS
- BLACK RETURNS
- WHITE ACRYLIC FACES
- INTERNAL LED LIGHTING
- ALUMINUM LETTERS AND LOGO
- 90 SQUARE FT.

Scale: 1/16" = 1'

90 SQUARE FT.



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
12-2-18



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Date of Design Concept:
12-27-18

Client: 
HomePlace

Sign Location Address:

1147 Hayden Meadow Drive
Portland OR

Account Manager:
Steve Rudnick

Revisions:

Financing Available Through 

APPROVAL

Approval Signature: _____

Approval Date: _____

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Drawing Name/Version:

HOMEPLACE_V5

#2 EAST ELEV.



BUILDING LENGTH 180' TOTAL

- ALUMINUM CHANNEL LETTERS
- BLACK RETURNS
- WHITE ACRYLIC FACES
- INTERNAL LED LIGHTING
- ALUMINUM LETTERS AND LOGO
- 90 SQUARE FT.

- COLORS**
- GERBER 230-105 APPLE GREEN
 - BLACK RETURNS
 - WHITE ACRYLIC
 - DAY NIGHT VINYL #3635-222

G2G AnPro 160
G2G AnPro 180



- Designed for Maximum Brightness
- Optical lenses create a wide 160° or 180° viewing angle
- 3M VHB double face tape and mechanical mounting options
- UV or IR Protected
- UL and cUL Recognized
- Warranty: 5 Years
- Packaging: 750pcs/carton, 150pcs/tray



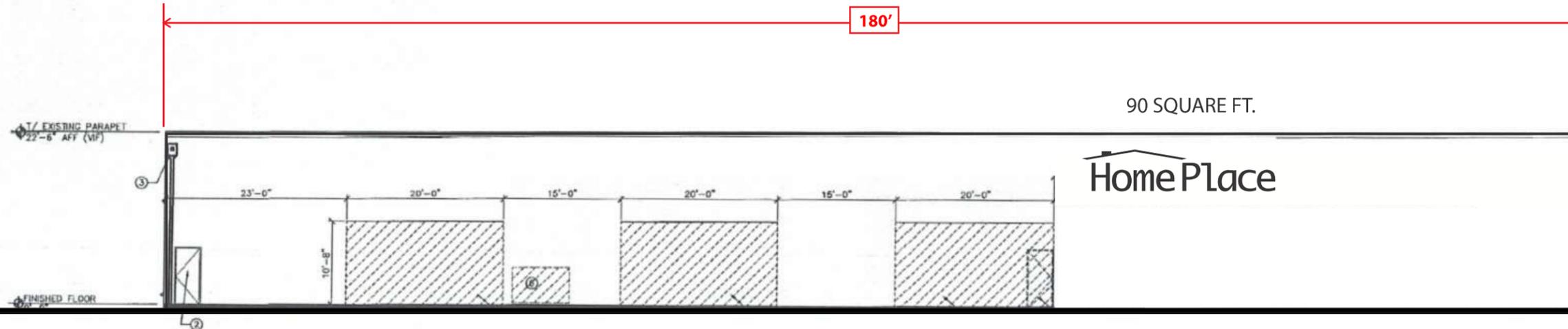
160° Optical lenses
WOW has more color options
Now More Choices
for lighting Channel Letters



SPECIFICATIONS

Model	Voltage	Current	Power	Mods Per Ft	CT	Lm/Ft	Qty 60W Power Supply	Viewing Angle
WOW 7500K	12VDC	60mA	0.72W	2	7500K	140	83Mods/41Ft	160°
WOW 6300K DAY	12VDC	60mA	0.72W	2	6300K	140	83Mods/41Ft	160°

Scale: 1/16" = 1'



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ADDITIONAL DETAILS



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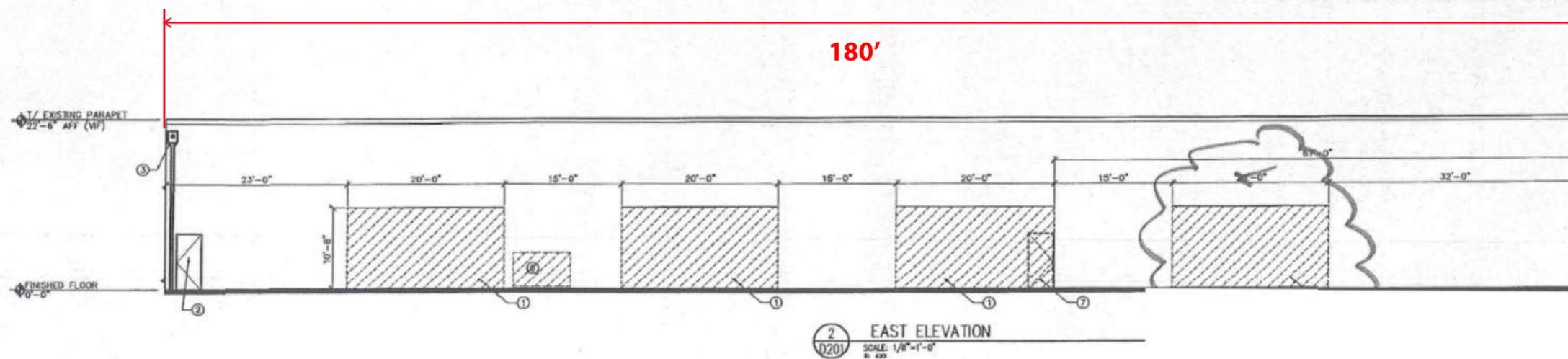
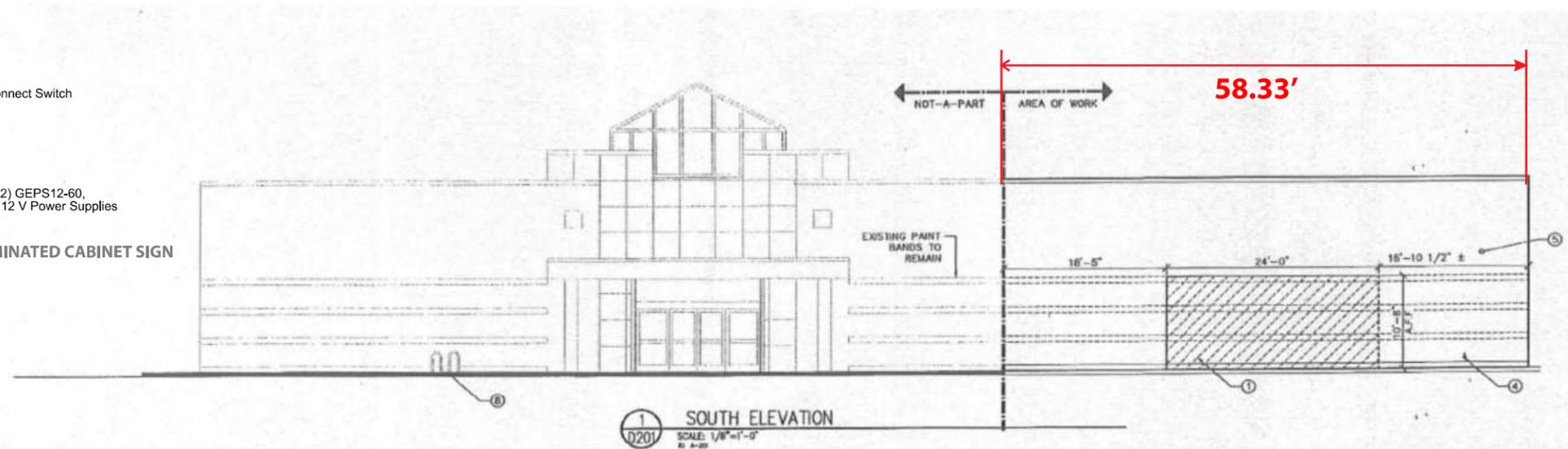
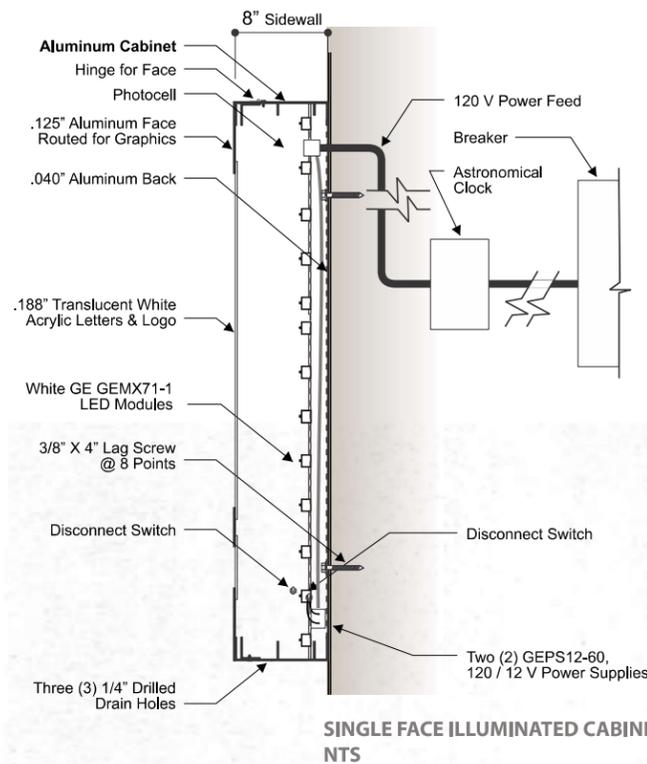


PAGE 3 OF 3

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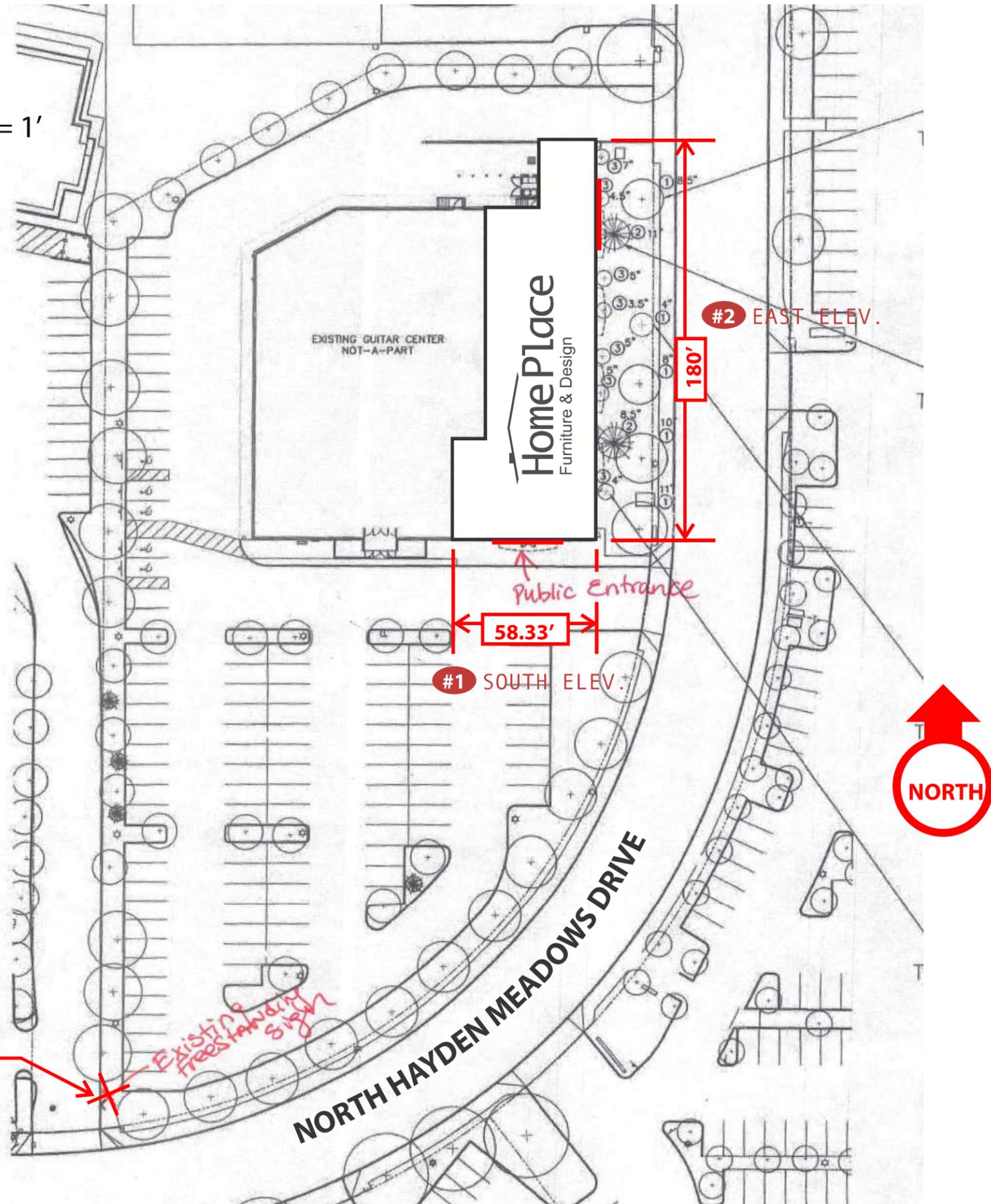
HOMEPLACE_V5

SIDE / SECTION VIEW



PLOT PLAN

SCALE: 1/32" = 1'



#3
POLE SIGN
POLE SIGN REFACE



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