

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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

<b>Appeal ID:</b> 20201	<b>Project Address:</b> 1141 N Hayden Meadows Dr
<b>Hearing Date:</b> 4/10/19	<b>Appellant Name:</b> Savana Meyer
<b>Case No.:</b> B-003	<b>Appellant Phone:</b> 5032633600
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> Anna Grayson
<b>Project Type:</b> commercial	<b>Stories:</b> 1 <b>Occupancy:</b> M <b>Construction Type:</b> TRADES - Sign
<b>Building/Business Name:</b> Home Place	<b>Fire Sprinklers:</b> Yes -
<b>Appeal Involves:</b> other: Change existing store sign name to new store sign name	<b>LUR or Permit Application No.:</b>
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> Retail - mercantile

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	Title 32 32.32.020
<b>Requires</b>	<p>The following code section allows following:</p> <p>32.32.020 Standards in the Commercial/Mixed Use, Campus Institution 2, Employment, and Industrial Zones.</p> <p>Table 2</p> <p>Signs Attached to Buildings</p> <p>Size Allocation</p> <ul style="list-style-type: none"> <li>• 1 sq. ft. per 1 ft. of primary bldg. wall if a freestanding sign is also on the same street frontage</li> <li>• 1-1/2 sq. ft. per 1 ft. of primary bldg. wall if there is no freestanding sign on the same street frontage</li> </ul> <p>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.</p>
<b>Proposed Design</b>	<p>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</p> <p>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.</p> <p>The current sign of "THOMASVILLE" located over south elevation is 106.25 sq. ft</p>

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.

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**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

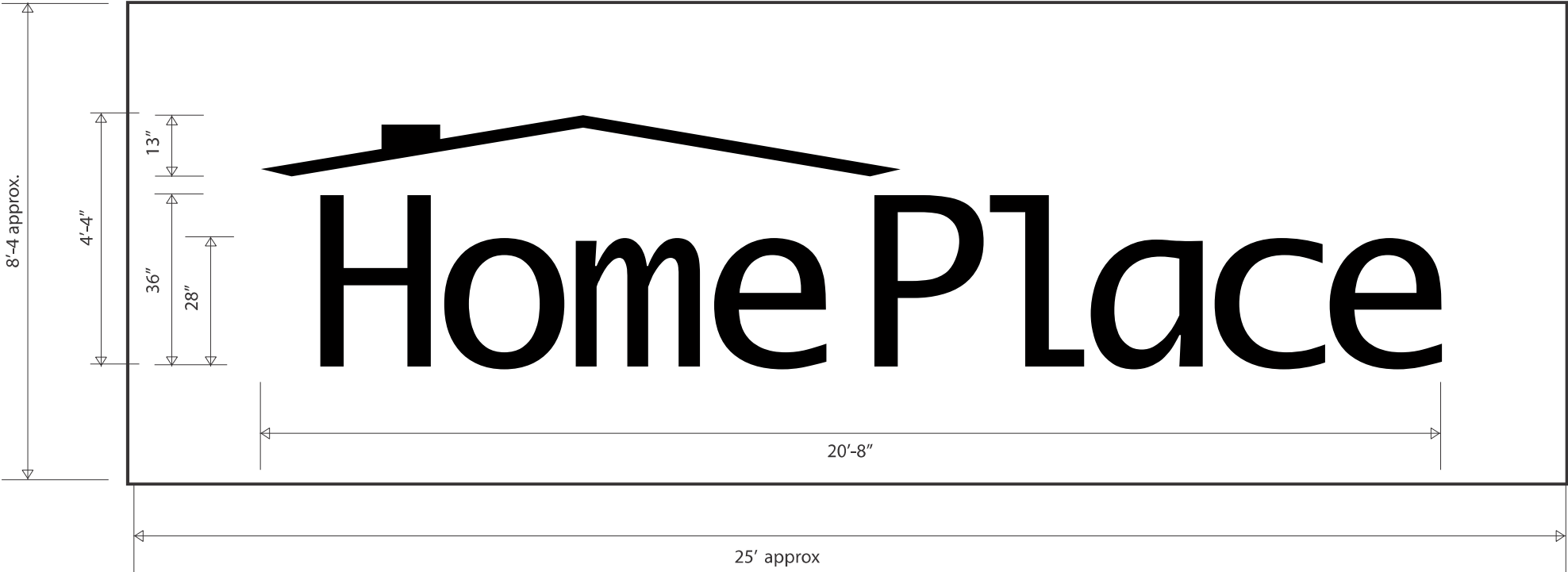
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## APPEAL DECISION

**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



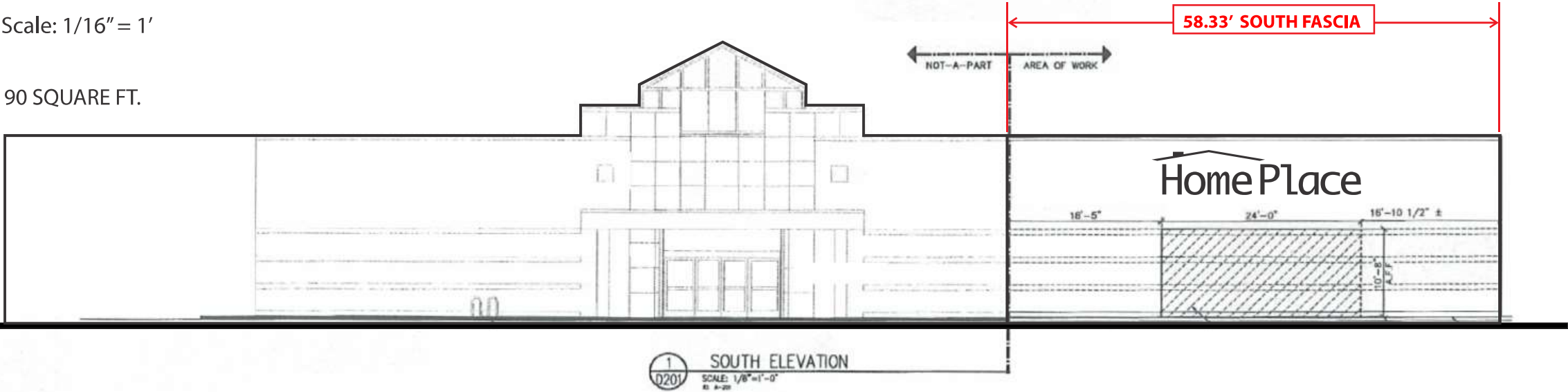
- COLORS
- GERBER 230-105 APPLE GREEN
  - BLACK RETURNS
  - WHITE ACRYLIC
  - DAY NIGHT VINYL #3635-222

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.



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[www.rudnickelectricsigns.net](http://www.rudnickelectricsigns.net)

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  FERNWOOD CAPITAL & LEASING

APPROVAL

Approval Signature:

Approval Date:

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Drawing Name/Version:

HOMEPLACE\_V5



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HOMEPLACE\_V5



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'

180'

90 SQUARE FT.

HomePlace

ADDITIONAL DETAILS



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12-27-18

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**HomePlace**

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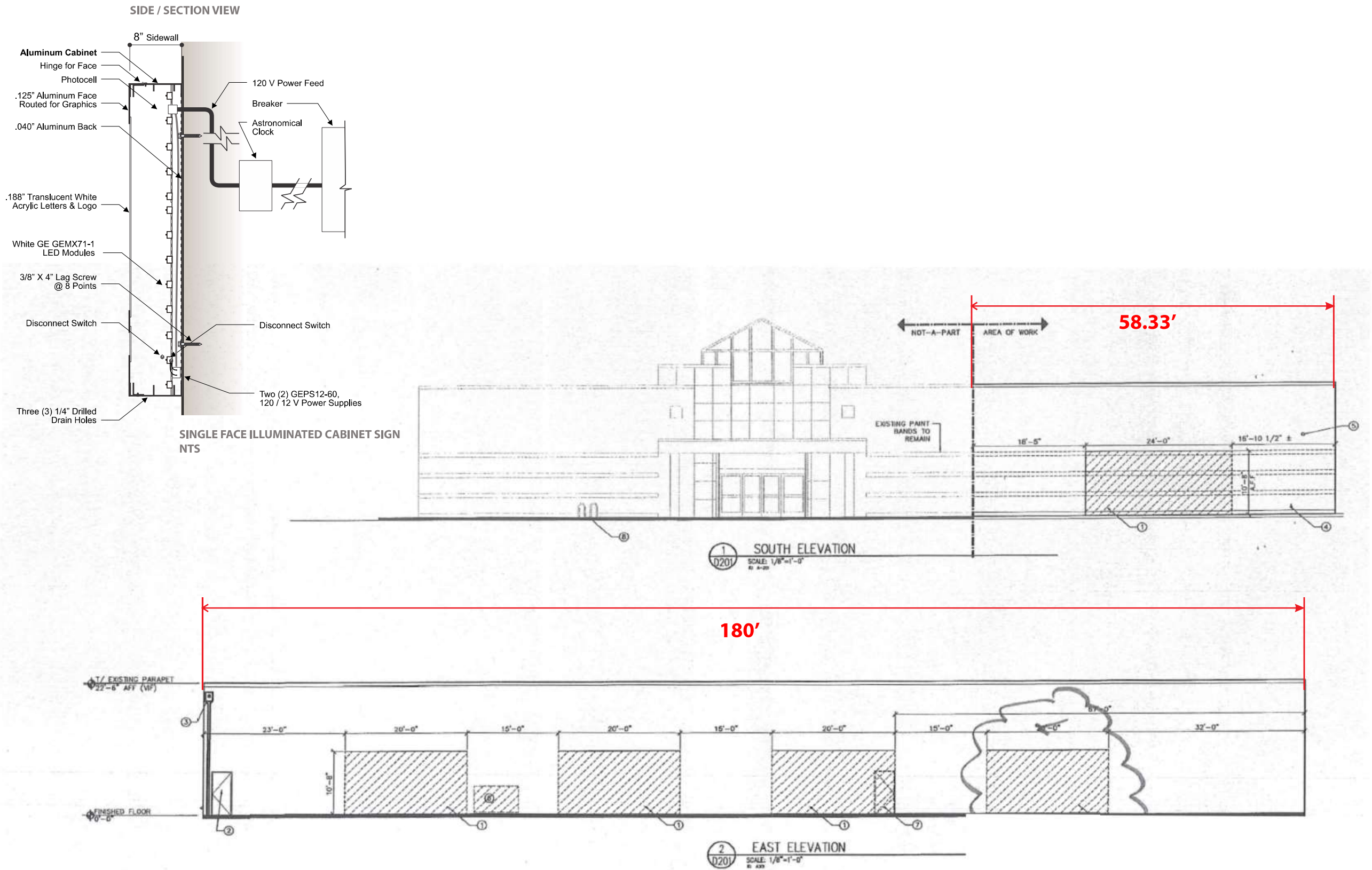
Revisions:



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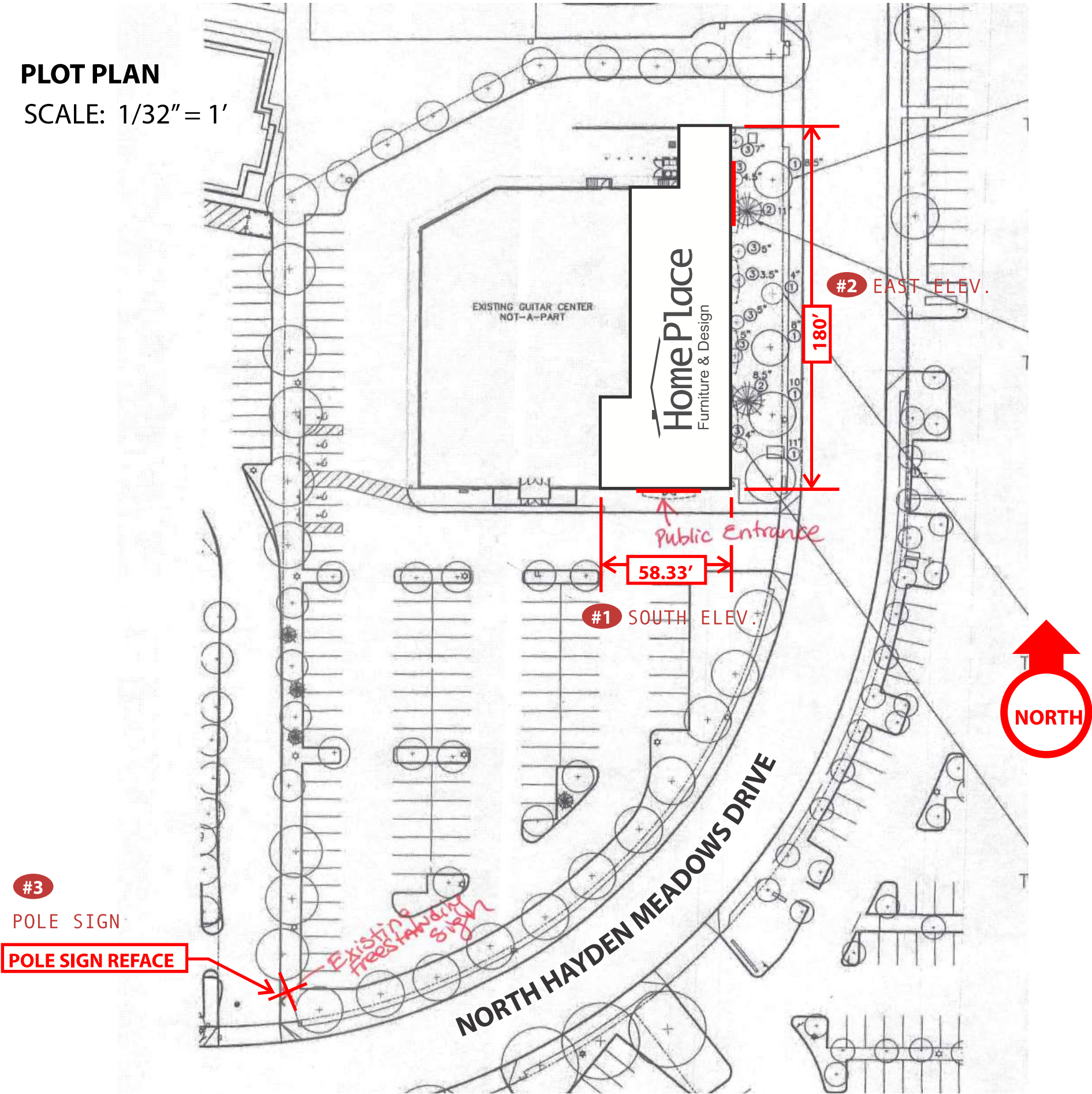
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PLOT PLAN

SCALE: 1/32" = 1'



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