

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)  
MEETING NOTES  
June 8, 2011**

**Attendees:**

**Members Present:** I. Eckersberg, W. Hallen, D. Marino, C. Ruiz

**Staff Present:** B. Newman

**Presiding Member:** W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:32 p.m.

**Projects Reviewed:**

**SPAARC                                      1501 Central Street                                      Recommendation to Sign Board**  
Application for a variation from sign regulations for temporary banners at Ryan Field

APPLICATION PRESENTED BY:              Walter Hallen              Staff Liaison to Sign Board

**GENERAL DISCUSSION:**

Mr. Hallen presented renderings of the proposed temporary banners. The following was discussed:

- Banners to go up in late summer and come down after the last football game
- Banners are to be applied to the north, south, east and west sides of Ryan Field
- Variations:
  - Signs to take up more wall space than allowed
  - Signs to be higher than the 15' 6" allowed
  - The number of signs proposed is more than the 3 that are allowed
- Mr. Marino commented that the size of the signs is proportional to the large mass of the building
- One email from a neighbor had been received related to the notice; none received related to the signs

Action:

The Committee voted unanimously to recommend approval of the temporary signs.

**SPAARC                                      1629 Orrington Avenue                                      Recommendation to Sign Board**  
Variation from sign regulations requested for available rental units signs

APPLICATION PRESENTED BY:              Walter Hallen              Staff Liaison to Sign Board

**GENERAL DISCUSSION:**

Mr. Hallen presented photos of existing and diagrams of the proposed signs. The following was discussed:

- Propose to build out and rent multiple store fronts on the ground floor and multiple offices on the second floor of a building that has been vacant for several years and need signage to market the available off street space and retail
- Variances requested:
  - Address sign of 24" height is taller than the 6" allowed
  - Free standing pedestal sign showing tenants is higher than permitted (which is the distance to the property line) (16' sidewalk)
  - Comparable to kiosk at Maple and Church and sign at Sherman and Davis
  - Total of wall signs exceeds the 200 square foot maximum allowed
  - Tops of some wall signs are over 15.6"
  - Free standing "PARK" sign with arrow in rear is higher than the permitted height
  - Requesting modification to the Unified Business Center Signage Plan
  - Request blade signs to extend perpendicular to wall at the 3 retail spaces at rear of property
- Mr. Hallen commented that he believes the address sign is appropriate
- Mr. Marino commented that the 2 signs listing all tenants is redundant

Action:

The Committee voted unanimously to recommend that the Sign Board ask that the position of free standing sign #1 and the necessity of the tenant group sign on the building be reconsidered.

**Other Business:**

The meeting notes of the June 1, 2011 meeting were approved unanimously. There being no other business, the meeting adjourned at 2:58 p.m.

The next SPAARC meeting will take place on Wednesday, June 15, 2011 unless otherwise notified.

Respectfully submitted,  
Bobbie Newman