
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: September 5, 2007

SUBJECT: PI-B070243 & PI-B070238

TITLE: MCIS Corporation/Absolute Mac

REQUEST: **CONSENT APPROVAL**
Icon Sign Approval
Building and Monument Sign with Icon

ADDRESS: 895 Quince Orchard Road

ZONE: C-2 (General Commercial)

APPLICANT: Raul De Arriz

STAFF LIAISON: Allen Meyer, Planning Intern

Enclosures:

Staff Comments
Exhibits

- Exhibit 1: Site location map
- Exhibit 2: Applications
- Exhibit 3: Building sign design
- Exhibit 4: Monument sign design
- Exhibit 5: Proposed location of monument sign

STAFF COMMENTS

I. BACKGROUND:

An application has been filed requesting approval of a building and monument sign to have an icon (Exhibit #2). The property is located at 895 Quince Orchard Road (Exhibit #1) in the C-2 zone.

The applicant proposes to place a 26 square foot building sign on the front elevation of a commercial building. 9.25 square feet of this building sign is an icon sign. The applicant also proposes to build a 55 square foot (5.5'x10') monument sign along Quince Orchard Road. 7.3 square feet of this sign is an Icon sign.

II. SCOPE OF REVIEW:

The subject property is located in the C-2 zone. Within this zoning district, staff is granted authority to approve building and monument signs. Although the signs conform to the size & location requirements of the Zoning Ordinance, the proposed signs include an icon which requires Planning Commission approval in accordance with Section 24-212(j) of the sign ordinance which states:

Signs using icons, including icons in the form of any person, animal, vegetable, fruit, product, or portion of any of the foregoing, may be allowed. Such sign shall require prior approval of the Planning Commission.

III. SITE PLAN ANALYSIS AND FINDINGS:

Site Characteristics.

The subject property is 0.903 acres of land which was annexed into the City as X-167A on March 27, 2000. The structure on site is a residential looking commercial building (2,176 square foot) with a gravel parking lot and many mature trees. The building is setbacks roughly 76 feet in the front, 42 and 64 feet on the side, and 88 feet in the rear. The site was approved by the City of Gaithersburg's Planning Commission for office use on May 24, 2000 as S-1146.

On the site, along Quince Orchard Road, is a 50' wide Transit right-of-way and a 20' wide strip for the planned widening of Quince Orchard Road. Signs are permitted to be located in this right-of-way provided that the sign complies with the ordinance and regulations of the City per the Annexation Agreement.

Surrounding Land Use and Zoning.

The Property is located on an inner boundary of the City with NIST (National Institute of Standards and Technology) on the east side, Montgomery County jurisdiction on the south and west sides, and RP-T (Medium Density Residential) across Quince Orchard Road to the north. The Property is zoned C-2 (General Commercial) with the uses allowed being those in the C-B (Commercial Buffer) zone provided those uses are allowed in the C-2 zone also.

Site Plan Analysis.

The applicant wishes to place the monument sign in one of two locations. Location 'A' is the first choice of the applicant. The proposed signs are in conformance with the requirements of the sign ordinance.

Summary of Findings.

The Planning Commission is receiving this application because the proposed signage includes an icon which must be approved by the planning commission. Staff believes that the inclusion of the icon to the signs will not violate the Sign Ordinance or any other regulations in the City.

IV. CONCLUSION:

Staff recommends **TO GRANT PI-B070243 & PI-B070238, Absolute Mac, ICON SIGN APPROVAL, FINDING IT IN CONFORMANCE WITH THE SIGN ORDINANCE, WITH ZERO (0) CONDITIONS.**

Quince Orchard Road

NIST Property

895 Quince Orchard Road

Vistas Project

1
PI-B070243
PI-B070238
9-5-07
PENGAD 800-631-6989

SIGN PERMIT APPLICATION

In accordance

with Chapter 24, Article IX, Section 24-160F, and Section 24-228 of the City Code

"ABSOLUTE MAC"
FRONT OF BLDG

Application No.	PI-8070243
Date	4.10.07
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
HPAC	_____ Date _____
HDC	_____ Date _____
PC	_____ Date _____
Fees:	
Total Fee	120 pd
Application Fee	_____
Amount Due	_____

All information requested in this application must be answered completely.

1. SUBJECT PROPERTY

Street Address 845 QUINCE ORCHARD RD GAITHERSBURG, MD 20878
Suite Number(s) _____ Zone C2

2. APPLICANT

Name ABSOLUTE MAC / MCIS CORP
Street Address SAME Suite No. _____
City _____ State _____ Zip Code 20878
Telephones: Work 301 417 0600 Home cell 301 370 2181 *

3. SIGN CONTRACTOR

Name STERICO
Street Address 16159 SHADY GROVE RD Suite No. _____
City GAITHERSBURG MD State MD Zip Code 20877
Telephones: Work _____ Daytime _____

4. ELECTRICAL CONTRACTOR

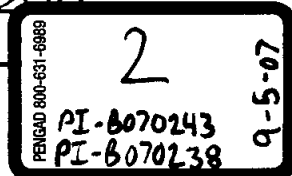
City Electrical License No. 983
Company Name BERRY ELECTRICAL
Street Address 16705 CHESTNUT ST Suite No. _____
City GAITH. State MD Zip Code 20877
Telephones: Daytime 301 208 2057

5. PROPERTY OWNER

Name CRAIG DART
Street Address 13801 GOLDEN FIELD Suite No. _____
City DARNESTOWN State MD Zip Code 20878
Telephones: Work 301 977 2800 Home _____

6. BUSINESS OWNER/OCCUPANT

Business Name ABSOLUTE MAC / MCIS
Business Owner's Name MCIS CORP.
Business Owner's Address 845 QUINCE ORCHARD DR. Suite No. _____
City GAITHERSBURG State MD Zip Code 20878
Telephones: Work 301 417 0600 Daytime 301 370 2181



7. PERMIT TYPE

- TEMPORARY:
 - Banner
 - Construction
 - Pole Banner
 - Real Estate
 - Special Event

- PERMANENT:
 - A-Frame
 - Building
 - Canopy
 - Directional
 - Electronic
 - Monument
 - Re-face

- ELECTRIC: Amps 15
- NON-ELECTRIC

8. PROJECT DETAILS. COMPLETE ALL THAT APPLY.

See enclosed (CHANNEL LETTERS)

- a. Square footage of sign: (Height) _____ x (Width) _____ = 25 x 75 = 1,875 SQ. FT
- b. Square footage of facade holding sign: (Height) 25 x (Width) 75 = 1,875
- c. Facade holding sign faces public street: Yes ___ No ___ Has public entrance: Yes ___ No ___
- d. Exact wording of sign "ABSOLUTE MAC" + APPLE LOGO
- e. Translation (if applicable) _____
- f. Square footage of individual tenant band _____
- g. Number of faces 1
- h. Color(s) of sign BLACK, WHITE, RED
- i. Height above grade 9'
- j. Exact placement of sign FRONT OF BLDG
- k. Setback _____

9. CHECK ALL THAT APPLY

- In Olde Towne
- In a historic district
- In R-B Zone
- On Frederick Avenue Corridor
- On a historic site

10. SUBMISSION REQUIREMENTS

- a. Two copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.
- b. One copy of the site plan showing the location of the sign on the property/building.
- c. Landscape plan for monument signs.
- d. Application Fee. (See fee schedule.)

11. ADDITIONAL INFORMATION

- a. All electrical work must be completed by an electrician currently licensed by the City of Gaithersburg.
- b. All electrical signs must have a valid "UL Label" and cut-off switch.
- c. All signs in the Historic District or on a designated historic site must also complete a separate application for Historic District Commission (HDC) review.

I hereby certify that I have read and examined this application and that all statements are true and correct. All provisions of law and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Name (please print) RAUL DE ARRIZ CEO Telephone 301 370 2181
 Applicant's Signature [Signature] Date 04/04/07
 Property Owner's Signature (required) [Signature] Date 4/4/07

FOR OFFICE USE ONLY

Total allowable signage for site
 (10% of facades facing a public street or having a public entrance)
 _____ sq. ft.

Total allowable signage for R-B Zone
 (1 sq. ft. for each linear foot facing street)
 _____ sq. ft.

Total signage present on site

Building sign(s)	_____	sq. ft.
Canopy sign(s)	_____	sq. ft.
Neon sign(s)	_____	sq. ft.
A-Frame sign(s)	_____	sq. ft.
Pole Banner sign(s)	_____	sq. ft.
Total	_____	sq. ft.

SIGN PERMIT APPLICATION

In accordance

with Chapter 24, Article IX, Section 24-160F, and Section 24-228 of the City Code

MONUMENT

Application No.	71-8070238
Date	4.11.07
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
HPAC	_____ Date _____
HDC	_____ Date _____
PC	_____ Date _____
Fees:	
Total Fee	600 - pdl
Application Fee	150 due
Amount Due	_____

All information requested in this application must be answered completely.

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Street Address 895 POINCE ORCHARD RD GAITHERSBURG, MD 20878
Suite Number(s) _____ Zone C2

2. APPLICANT

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3. SIGN CONTRACTOR

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Business Owner's Address 895 POINCE ORCHARD DR. Suite No. _____
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- TEMPORARY:
 - Banner
 - Construction
 - Pole Banner
 - Real Estate
 - Special Event

- PERMANENT:
 - A-Frame
 - Building
 - Canopy
 - Directional
 - Electronic
 - Monument
 - Re-face

ELECTRIC: Amps 15
 NON-ELECTRIC

8. PROJECT DETAILS. COMPLETE ALL THAT APPLY.

- a. Square footage of sign: (Height) 60" x (Width) 120" = 50' sq FEET
- b. Square footage of facade holding sign: (Height) 25 x (Width) 75 = 1875
- c. Facade holding sign faces public street: Yes ___ No ___ Has public entrance: Yes ___ No ___
- d. Exact wording of sign ABSOLUTE MAC (+ APPLE LOGO)
- e. Translation (if applicable) _____
- f. Square footage of individual tenant band _____
- g. Number of faces 2 h. Color(s) of sign BLACK AND WHITE
- i. Height above grade BASE AT GRADE j. Exact placement of sign ON PROPERTY BY
ENTRANCE TO PARKING LOT
- k. Setback 10'

9. CHECK ALL THAT APPLY

- In Olde Towne In a historic district In R-B Zone
- On Frederick Avenue Corridor On a historic site

10. SUBMISSION REQUIREMENTS

- a. Two copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.
 - b. One copy of the site plan showing the location of the sign on the property/building.
 - c. Landscape plan for monument signs.
 - d. Application Fee. (See fee schedule.)
- SEE ATTACHED

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- b. All electrical signs must have a valid "UL Label" and cut-off switch.
- c. All signs in the Historic District or on a designated historic site must also complete a separate application for Historic District Commission (HDC) review.

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Applicant's Name (please print) RAUL DE ARRIE Telephone 301 370 2181
 Applicant's Signature [Signature] Date 04/09/2007
 Property Owner's Signature (required) [Signature] Date 4/9/07

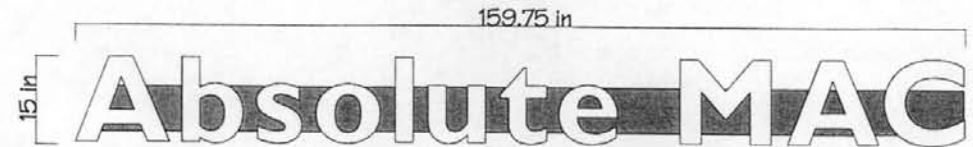
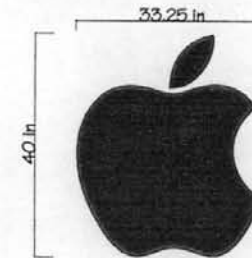
FOR OFFICE USE ONLY	
<p>Total allowable signage for site (10% of facades facing a public street or having a public entrance)</p> <p>_____ sq. ft.</p>	<p>Total signage present on site</p> <p>Building sign(s) _____ sq. ft.</p> <p>Canopy sign(s) _____ sq. ft.</p> <p>Neon sign(s) _____ sq. ft.</p> <p>A-Frame sign(s) _____ sq. ft.</p> <p>Pole Banner sign(s) _____ sq. ft.</p> <p>Total _____ sq. ft.</p>
<p>Total allowable signage for R-B Zone (1 sq. ft. for each linear foot facing street)</p> <p>_____ sq. ft.</p>	

Designed exclusively for: Absolute MAC



Existing Channel Letter
Remove / Reinstall @ location shown to left
Direct Mount to exterior wall

Existing Channel Letters /
Removed / Reinstalled @ above location
Day / Night Acrylic Faces
Repaint Raceway to match roof
8" x 8" raceway mounted



PENGAD 800-631-6989
PI-8070243
PI-8070238
3
9-5-07



301-948-8088

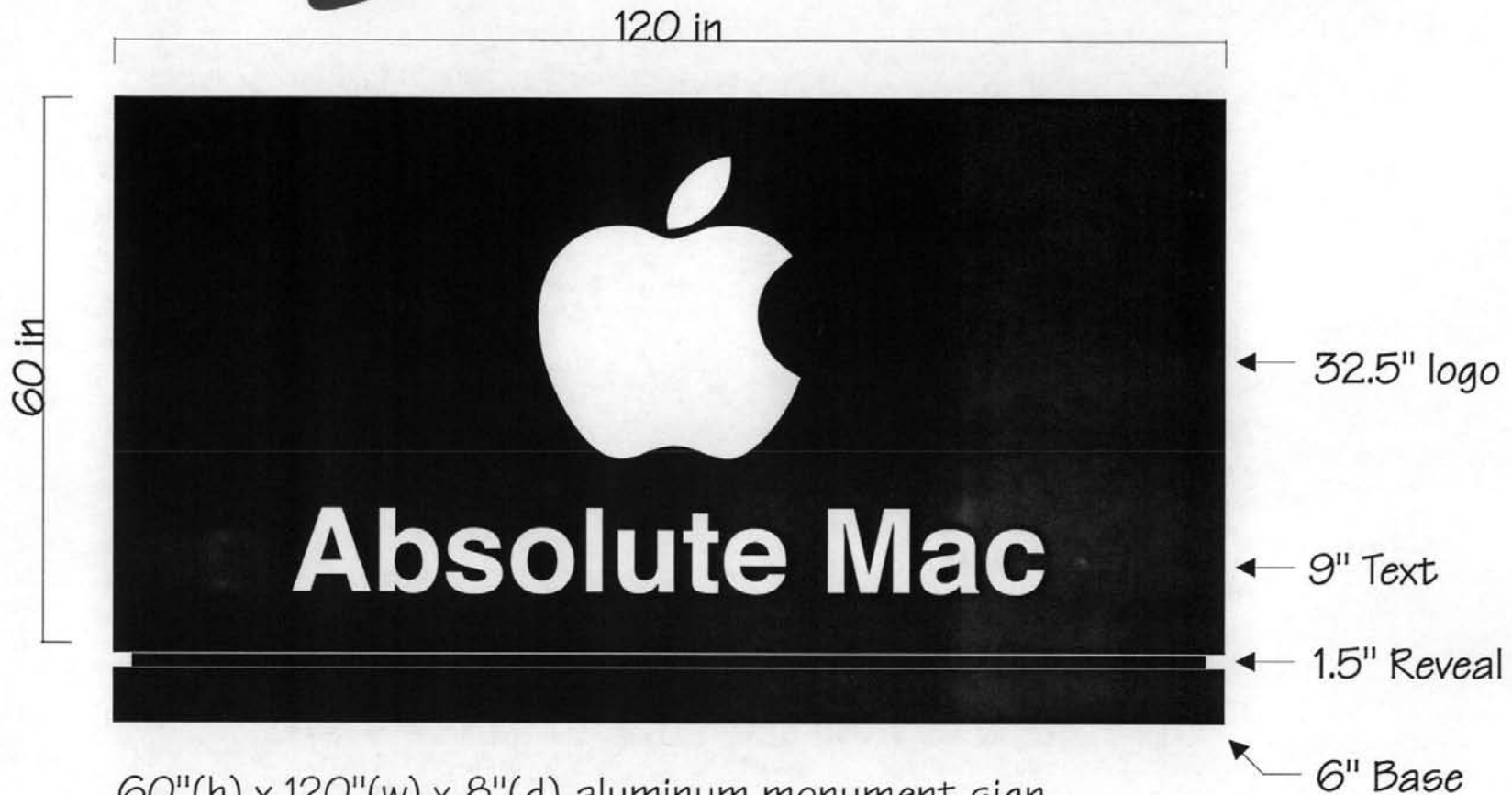
Sign Details

Jan 2007

AbsoluteMac.fs

Sterico Signs 16159 Shady Grove Road Gaithersburg, MD 20877

Designed exclusively for: Absolute MAC



60"(h) x 120"(w) x 8"(d) aluminum monument sign
push thru white acrylic logo/text
quantity = 1, single sided

PENGAD 800-631-6989
PI-B070243
PI-B070138
4
9-5-07

STERICO
SIGNS & DESIGNS

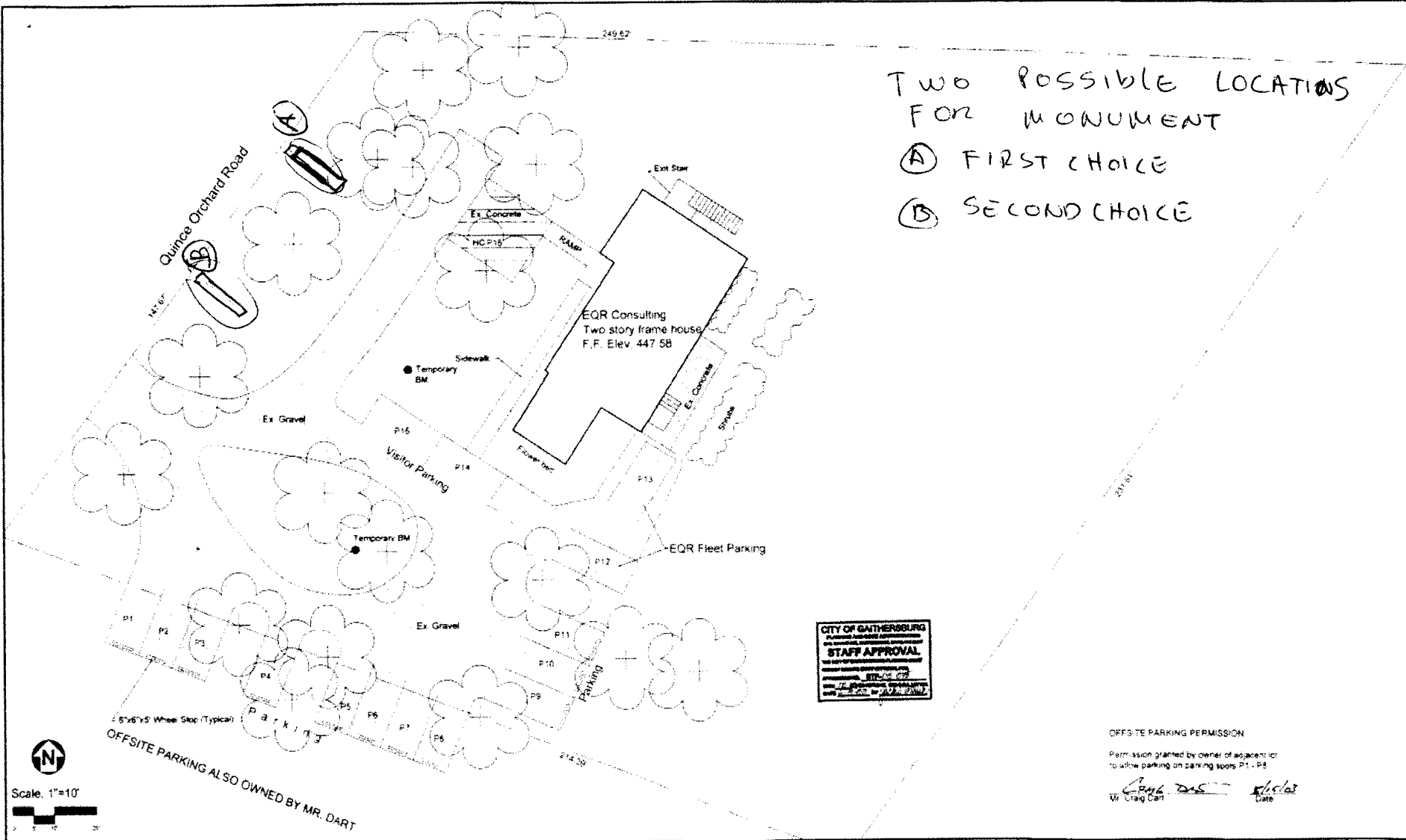
301-948-8088

Sign Details

Jan 2007

AbsoluteMac.fs

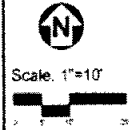
Sterico Signs 16159 Shady Grove Road Gaithersburg, MD 20877



Two possible locations
for monument
 (A) FIRST CHOICE
 (B) SECOND CHOICE

CITY OF GAITHERSBURG
 STAFF APPROVAL
 [Signature]

OFFSITE PARKING PERMISSION
 Permission granted by owner of adjacent lot
 to allow parking on parking spots P1 - P8
 [Signature] [Signature]
 Mr. Craig Dart Date



Mr. Craig Dart
 13801 Golden Field Court
 Darnestown, MD 20878
 (301) 977-2800

LEGAL INFORMATION
 Parcel 15
 L 11485 F. 620

PARKING LAYOUT

DATE	2503		
DESIGNED	JMF		
DRAFTED	HT		
CHECKED	TCB		
DATE DATA	2507	NO.	REVISIONS
			BY DATE

Environmental Quality Resources, LLC
 A National Resource Management Company
 Consulting • Design • Construction Management
 100 South Green Road
 Gaithersburg, Maryland 20878
 Tel: 301-977-2800
 Fax: 301-977-2801
 www.eqr.com

SCALE
 1"=10'
 SHEET
 1
 OF 1 SHEET
 JOB NO.
 NA

PENGAD 800-631-6989
 PI-8070243
 PI-8070238
 5
 9-5-07