
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: May 7, 2008

SUBJECT: PI-B080268, PI-B080269, PI-B080870 &
PI-B080273

TITLE: Uncle Julio's (Rio Grande Café)

REQUEST: **CONSENT APPROVAL**
Icon Sign & Sign Location Approval
Building Signage

ADDRESS: 231 Rio Boulevard

ZONE: MXD (Mixed Use Development)

APPLICANT: Marie Wallace – Danten Permit Service

STAFF LIAISON: Julia Boone, Planning Intern

Enclosures:

Staff Comments
Exhibits

Exhibit 1: Site Location Map

Exhibit 2: Applications

Exhibit 3: Building Elevations/Icon Sign facing Lake and Plaza (South & West)

Exhibit 4: Building Elevations/Sign facing I-270 (East)

Exhibit 5: Icon Sign (South Elevation)

Exhibit 6: Icon Sign (West Elevation)

Exhibit 7: Building Signs (East Elevation)

STAFF COMMENTS

I. BACKGROUND:

An application has been filed requesting approval for two icon building signs and one building sign that does not face a public street nor has a public entrance. The subject property is located at 231 Rio Boulevard, Uncle Julio's Rio Grande Café, in the Washingtonian Center in the MXD (Mixed Use Development) zone (Exhibit #1).

The applicant is proposing to place a 20.98 square foot icon building sign at the corner of the west and north elevations, and a 10.56 square foot icon building sign on the south elevation. The applicant is also proposing to place a 22 square foot building sign on the east elevation, which does not have a public street nor has a public entrance.

The current signage was approved as a consent approval by the Planning Commission as W-1120(B) on April 26, 2000 with one condition, that signage on the east elevation (facing I-270) contain a maximum of 2'9" letters. The proposed signage on the east elevation meets this condition.

II. SCOPE OF REVIEW:

The subject property is located in the MXD zone. Within this zoning district, staff is granted authority to approve building signs; however certain signage must be approved by the Planning Commission. §24-212(j), Icon Signs, of the City's Sign Ordinance 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."

Further, §24-212(c)(1), Building Signs, states:

"...signage is limited to only those sides of a building that face a public street or have a public entrance, unless approved by the planning commission."

The applicant must receive approval for the icon signs because the icon is in the form of a person. The east elevation sign must receive approval because it does not face a public street nor has a public entrance.

III. SITE PLAN ANALYSIS AND FINDINGS:

Site Characteristics.

The subject property is a 7,752 square foot restaurant located in the Washingtonian Center. The restaurant is surrounded by the lake on the east, a plaza on the south, Rio Boulevard (a private street) on the west, and surface parking and I-270 to the north.

Surrounding Land Use and Zoning.

The property is located within the Washingtonian Center, which is classified as a mixed use center, where the majority of the uses are retail or restaurant.

Site Plan Analysis.

As previously stated this application is coming before the Planning Commission because of two icon building signs and the location of another building sign.

South elevation: This elevation, which faces the lake, will contain 54 square feet of staff approved signage. The applicant is proposing to place a 10.56 square foot icon building sign above the approved signage. The icon sign will have a ring of blue neon around the edge with a goose-neck light to illuminate the icon face. The icon sign requires approval of the Planning Commission.

West elevation: This elevation, which faces the plaza, will contain 54 square feet of staff approved signage. The applicant is proposing to place a 20.98 square foot double-faced icon building sign at the corner of Rio Boulevard (north side elevation) and the plaza (west side elevation). The icon sign will have a ring of blue neon around the edge with two downward facing external lights. The icon sign requires approval of the Planning Commission.

North elevation: No change.

East elevation: This elevation faces surface parking and I-270. The applicant is proposing to replace previously approved signage with 59.09 square feet of internally illuminated open face channel letter signage. This building elevation faces the private street, Rio Boulevard, and does not have a public entrance, requiring approval of the Planning Commission.

Summary of Findings.

In accordance with the City's Sign Ordinance, the Planning Commission must approve both the icon signs and the location of the east elevation building sign. Granting approval to the signs will not violate the sign ordinance or any other regulations with the City Code.

IV. CONCLUSION:

Staff recommends **TO GRANT PI-B080268, PI-B080269, PI-B080270 & PI-B080273, UNCLE JULIO SIGNAGE, ICON SIGN & SIGN LOCATION APPROVAL, FINDING IT TO BE IN COMPLAINE WITH SECTION 24-212 OF THE CITY CODE.**

231 Rio Boulevard

Rio Grande Cafe

ProjectName.mxd • 11-Jan-2008 • zzz



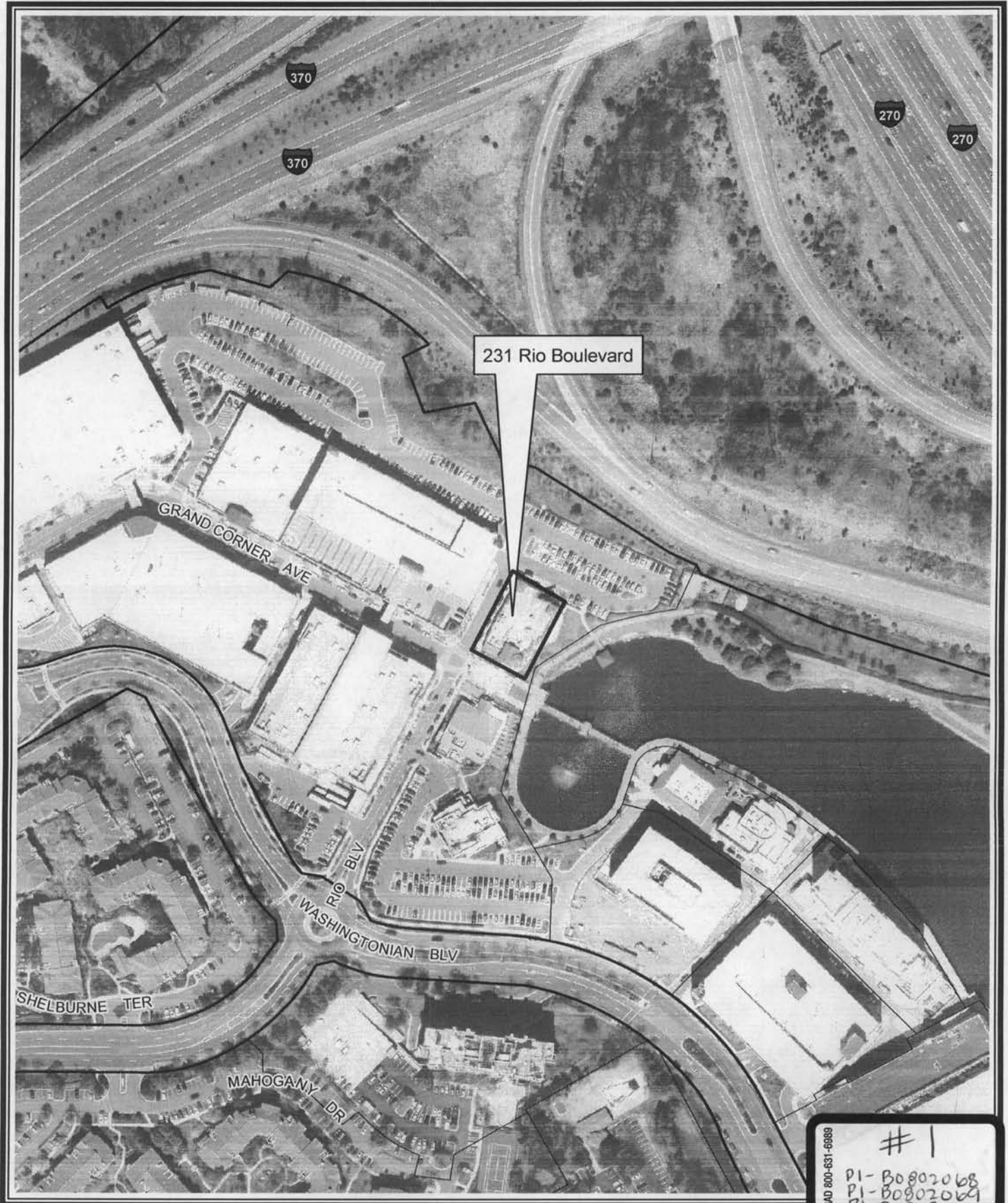
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City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov

MD State Plane
HPGN NAD 83/91

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1
PI-80802068
PI-80802069
PI-80802070
PI-80802073
PENGAD 800-631-6080

SIGN PERMIT APPLICATION

Application No. PI-BO802068
 Date 4/15/08
 Approvals:
 Code _____ Date _____
 Zoning _____ Date _____
 HPAC _____ Date _____
 HDC _____ Date _____
 PC _____ Date _____
 Fees:
 Total Fee _____
 Application Fee _____
 Amount Due _____

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

All information requested in this application must be answered completely.

1. SUBJECT PROPERTY

Street Address 231 Rio Boulevard, Gaithersburg, MD 20877
Zone _____

2. APPLICANT

Name Marie L. Wallace t/a Danten Permit Service Suite No. _____
Street Address 142 Greenwood Creek Road State MD Zip Code 21658
City Queenstown
Telephones: Work 410-827-7570 Home _____
cell 410-980-6413

3. CONTRACTOR

Name Capitol Signs
City Electrical License No. (if applicable) _____ Suite No. _____
Street Address 11214 Howards Mill Road State VA Zip Code 23059
City Glen Allen Daytime 804-514-7893
Telephones: Work 804-749-3737

4. PROPERTY OWNER

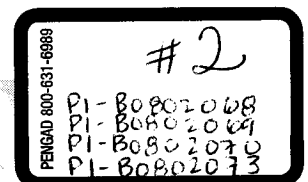
Name Washington Associates, LC c/o The Peterson Company ATTN: Jim Gavan Suite No. 400
Street Address 12500 Fairlakes Circle State VA Zip Code 22033
City Fairfax Home cell 571-926-4442
Telephones: Work 703-633-2695

5. BUSINESS OWNER/OCCUPANT

Business Name Uncle Julio's (Rio Grande Cafe) Suite No. _____
Business Owner's Name Robert Latham Suite No. 160
Business Owner's Address 1101 N. Union Bower State TX Zip Code 75061
City Irving Daytime _____
Telephones: Work 972-554-6886 x 8907

continued on reverse side

5/3/2001



7. PERMIT TYPE

- ELECTRIC Amps 4.5 NON-ELECTRIC
- TEMPORARY
 - A-Frame Sign
 - Banner
 - Construction Sign
 - Real Estate
 - Special Event
- PERMANENT
 - Monument
 - Perm/Re-face

8. PROJECT DETAIL INFORMATION

Square footage 37.09 Width 15' 11-3/8" Height 2' 4" Number of faces 1
 Total square footage of signage presently at site 0 Existing signs to be removed
 Linear footage of tenant space (entrance) 126
 Linear footage of entire building facing a public street _____
 Exact sign location East Elevation
 Exact wording on sign Uncle Julio's
 Material(s) of sign Aluminum/plexiglas
 Color(s) of sign Red
 Setback _____ Height above grade 24
 Free standing? Yes No
 In Olde Towne/Central business District? (see attached) Yes No
 Historic District? (see attached) Yes No

SUBMISSION REQUIREMENTS

1. Two copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.
2. One copy of the site plan showing the location of the sign on the property/building.
3. Application Fee. (See fee schedule.)

ADDITIONAL INFORMATION

1. All electrical work must be completed by an electrician currently licensed by the City of Gaithersburg.
2. All electrical signs must have a valid "UL Label" and cut-off switch.
3. All signs in the Historic District or on a designated historic site must also complete a separate application for Historic District Commission (HDC) review.
4. All sign permits for properties within the Olde Towne geographical district are subject to review and approval by the Olde Towne Planner.

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) Marie L. Wallace
 Applicant's Signature Marie L. Wallace Date 4/9/08
 Daytime Telephone Number 410-980-6413
 Property Owner's Signature (required) [Signature] Date 2/27/08
for the Petrosak-Companies
as Agent for Washington
Associates, LLC SA/2008

SIGN PERMIT APPLICATION

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

All information requested in this application must be answered completely.

Application No.	PF-B080269
Date	4-16-08
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
HPAC	_____ Date _____
HDC	_____ Date _____
PC	_____ Date _____
Fees:	
Total Fee	110
Application Fee	_____
Amount Due	_____

1. SUBJECT PROPERTY

Street Address 231 Rio Boulevard, Gaithersburg, MD 20877
Zone _____

2. APPLICANT

Name Marie L. Wallace t/a Danten Permit Service
Street Address 142 Greenwood Creek Road Suite No. _____
City Queenstown State MD Zip Code 21658
Telephones: Work 410-827-7570 Home _____
cell 410-980-6413

3. CONTRACTOR

Name Capitol Signs
City Electrical License No. (if applicable) _____
Street Address 11214 Howards Mill Road Suite No. _____
City Glen Allen State VA Zip Code 23059
Telephones: Work 804-749-3737 Daytime 804-514-7893

4. PROPERTY OWNER

Name Washington Associates, LC c/o The Peterson Company ATTN: Jim Gavan
Street Address 12500 Fairlakes Circle Suite No. 400
City Fairfax State VA Zip Code 22033
Telephones: Work 703-633-2695 Home cell 571-926-4442

5. BUSINESS OWNER/OCCUPANT

Business Name Uncle Julio's (Rio Grande Cafe)
Business Owner's Name Robert Latham
Business Owner's Address 1101 N. Union Bower Suite No. 160
City Irving State TX Zip Code 75061
Telephones: Work 972-554-6886 x 8907 Daytime _____

7. PERMIT TYPE

- ELECTRIC Amps 2.0 NON-ELECTRIC
- TEMPORARY
 - A-Frame Sign
 - Banner
 - Construction Sign
 - Real Estate
 - Special Event
- PERMANENT
 - Monument
 - Perm/Re-face

8. PROJECT DETAIL INFORMATION

Square footage 22' Width 11' Height 2' Number of faces 1
 Total square footage of signage presently at site 0 Existing signs to be removed
 Linear footage of tenant space (entrance) 126
 Linear footage of entire building facing a public street _____
 Exact sign location East Elevation
 Exact wording on sign Rio Grande Cafe
 Material(s) of sign Aluminum/plexiglas
 Color(s) of sign Blue & yellow
 Setback _____ Height above grade 18'
 Free standing? Yes No
 In Olde Towne/Central business District? (see attached) Yes No
 Historic District? (see attached) Yes No

SUBMISSION REQUIREMENTS

1. Two copies of sign drawing indicating dimensions, shape, materials, and description of the face with lighting detail.
2. One copy of the site plan showing the location of the sign on the property/building.
3. Application Fee. (See fee schedule.)

ADDITIONAL INFORMATION

1. All electrical work must be completed by an electrician currently licensed by the City of Gaithersburg.
2. All electrical signs must have a valid "UL Label" and cut-off switch.
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4. All sign permits for properties within the Olde Towne geographical district are subject to review and approval by the Olde Towne Planner.

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Applicant's Name (please print) Marie L. Wallace
 Applicant's Signature Marie L. Wallace Date 4/7/08
 Daytime Telephone Number _____
 Property Owner's Signature (required) [Signature] Date 2/27/09
for the Petrosak-Companies
as Agent for Washington
Associates, LLC

SIGN PERMIT APPLICATION

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

All information requested in this application must be answered completely.

Application No.	PI-3080270
Date	4/16/08
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
HPAC	_____ Date _____
HDC	_____ Date _____
PC	_____ Date _____
Fees:	
Total Fee	110.00
Application Fee	_____
Amount Due	_____

1. SUBJECT PROPERTY

Street Address 231 Rio Boulevard, Gaithersburg, MD 20877
Zone _____

2. APPLICANT

Name Marie L. Wallace t/a Danten Permit Service
Street Address 142 Greenwood Creek Road Suite No. _____
City Queenstown State MD Zip Code 21658
Telephones: Work 410-827-7570 Home _____
cell 410-980-6413

3. CONTRACTOR

Name Capitol Signs
City Electrical License No. (if applicable) _____
Street Address 11214 Howards Mill Road Suite No. _____
City Glen Allen State VA Zip Code 23059
Telephones: Work 804-749-3737 Daytime 804-514-7893

4. PROPERTY OWNER

Name Washington Associates, LC c/o The Peterson Company ATTN: Jim Gavan
Street Address 12500 Fairlakes Circle Suite No. 400
City Fairfax State VA Zip Code 22033
Telephones: Work 703-633-2695 Home cell 571-926-4442

5. BUSINESS OWNER/OCCUPANT

Business Name Uncle Julio's (Rio Grande Cafe)
Business Owner's Name Robert Latham
Business Owner's Address 1101 N. Union Bower Suite No. 160
City Irving State TX Zip Code 75061
Telephones: Work 972-554-6886 x 8907 Daytime _____

7. PERMIT TYPE

- ELECTRIC Amps 2.0 NON-ELECTRIC
- TEMPORARY
 - A-Frame Sign
 - Banner
 - Construction Sign
 - Real Estate
 - Special Event
- PERMANENT
 - Monument
 - Perm/Re-face

8. PROJECT DETAIL INFORMATION

Square footage 10.56 Width 3'3" Height 3'3" Number of faces 1
 Total square footage of signage presently at site 0 Existing signs to be removed
 Linear footage of tenant space (entrance) 126
 Linear footage of entire building facing a public street _____
 Exact sign location South Elevation
 Exact wording on sign Logo (face)
 Material(s) of sign Aluminum/plexiglas
 Color(s) of sign Black/white
 Setback _____ Height above grade 21
 Free standing? Yes No
 In Olde Towne/Central business District? (see attached) Yes No
 Historic District? (see attached) Yes No

SUBMISSION REQUIREMENTS

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

ADDITIONAL INFORMATION

- All electrical work must be completed by an electrician currently licensed by the City of Gaithersburg.
- All electrical signs must have a valid "UL Label" and cut-off switch.
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Applicant's Name (please print) Marie L. Wallace
 Applicant's Signature Marie L. Wallace Date 4/9/08
 Daytime Telephone Number 410-980-6413
 Property Owner's Signature (required) [Signature] Date 2/27/08
for the Peterson-Companies
as Agent for Washington
Associates, LC 5/1/2008

SIGN PERMIT APPLICATION

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

All information requested in this application must be answered completely.

Application No.	<u>PI-3080273</u>
Date	<u>4-10-08</u>
Approvals:	
Code	_____ Date _____
Zoning	_____ Date _____
HPAC	_____ Date _____
HDC	_____ Date _____
PC	_____ Date _____
Fees:	
Total Fee	<u>110 due</u>
Application Fee	_____
Amount Due	_____

1. SUBJECT PROPERTY

Street Address 231 Rio Boulevard, Gaithersburg, MD 20877
Zone _____

2. APPLICANT

Name Marie L. Wallace t/a Danten Permit Service
Street Address 142 Greenwood Creek Road Suite No. _____
City Queenstown State MD Zip Code 21658
Telephones: Work 410-827-7570 Home _____
cell 410-980-6413

3. CONTRACTOR

Name Capitol Signs
City Electrical License No. (if applicable) _____
Street Address 11214 Howards Mill Road Suite No. _____
City Glen Allen State VA Zip Code 23059
Telephones: Work 804-749-3737 Daytime 804-514-7893

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Business Owner's Address 1101 N. Union Bower Suite No. 160
City Irving State TX Zip Code 75061
Telephones: Work 972-554-6886 x 8907 Daytime _____

7. PERMIT TYPE

- ELECTRIC Amps 2.0 NON-ELECTRIC
- TEMPORARY
 - A-Frame Sign
 - Banner
 - Construction Sign
 - Real Estate
 - Special Event
- PERMANENT
 - Monument
 - Perm/Re-face

8. PROJECT DETAIL INFORMATION

Square footage 20.98 Width 4' 7-1/4" Height 4' 7-1/4" Number of faces 1
 Total square footage of signage presently at site 0 Existing signs to be removed
 Linear footage of tenant space (entrance) 126
 Linear footage of entire building facing a public street _____
 Exact sign location West Elevation
 Exact wording on sign Logo (face)
 Material(s) of sign Aluminum/plexiglas
 Color(s) of sign Black/white
 Setback _____ Height above grade 21
 Free standing? Yes No
 In Olde Towne/Central business District? (see attached) Yes No
 Historic District? (see attached) Yes No

SUBMISSION REQUIREMENTS

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Applicant's Name (please print) Marie L. Wallace
 Applicant's Signature Marie L. Wallace Date 4/9/08
 Daytime Telephone Number 410-980-6413
 Property Owner's Signature (required) [Signature] Date 2/27/08
for the Petrosak-Companes
as Agent for Washington
Associates, LC

