



## Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: May 15, 2025

Re: **Item No. 7 – Docket No. PF-1636245-BAR**  
**Spot Speciality Caffe LLC – 446 Maple Ave E**  
**Signs**

**Request approval of a window sign, monument tenant panel, and a wall sign for Spot Speciality Caffe LLC, located at 446 Maple Ave E, Docket No. PF-1636245-BAR, in the AE, Avenue East zoning district; filed by Hasan Benali, of Spot Speciality Coffee, Business Owner.**

The first sign proposed is a 9-square foot adhesive vinyl window sign. This sign will be centered on the window and feature a transparent background with black lettering stating the following:

- “THE SPOT”,
- “EST. 2024”, and
- “SPECIALITY CAFFE”

In addition, a black and gray owl logo will be centered within the sign.

The second proposed sign is a tenant panel for the existing monument sign located at the corner of Maple Ave E and East St NE. The panel will measure 8 square feet and be finished in Nimbus gray vinyl. The business name “THE SPOT” and “SPECIALITY CAFFE,” along with the owl logo, will be cut out of the panel, revealing white through the cutouts. There are no changes proposed to the existing monument sign lighting.

The third proposed sign is a 17.70 square foot wall mounted tenant panel. This panel will match the existing green color used for other tenant signs on the property. The business name “THE SPOT SPECIALITY CAFFE” will be cut out to reveal white, consistent with the existing signage style. No changes to existing lighting are proposed.

***Applicants must attend the meeting and represent their application.***  
***Failure to appear may result in the deferral of the item or amendments to the design.***  
***Failure to appear will not relieve any pending violations.***

Attachments:       01 – Staff Report  
                          02 – Application and Authorization  
                          03 – Window Sign  
                          04 – Monument Tenant Panel  
                          05 – Wall Panel  
                          06 – Relevant Code Section

***Recommended motion:***

I move to (approve/ defer/ deny) the request for a window sign, monument tenant panel, and a wall sign for Spot Speciality Caffè LLC, located at 446 Maple Ave E, Docket No. PF-1636245-BAR, in the AE, Avenue East zoning district; filed by Hasan Benali, of Spot Speciality Coffee, Business Owner. (as submitted / with the following conditions....)

***Process***

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.