



Memorandum

To: Board of Architectural Review
From: Andrea West, Planner
Meeting Date: June 21, 2018
Re: Item No. 2 - Docket No. BAR-32-18
Moon Lake Massage Spa - 503 Maple Avenue West

Request for approval of façade sign for Moon Lake Massage Spa located at 503 Maple Avenue West, Suite B, (Docket No. BAR-32-18), in the C-1 Local Commercial zoning district; filed by Cheng Yi Xue and LeRoy Johnson, business owners.

The applicant is requesting approval for a façade sign located above the first floor of the two-story commercial condominium; this sign will replace the existing business sign at the roofline of the building.

The proposed size is within the allowable signage area, measuring 17.5' long by 19" tall, 27.7 square feet in area (based on the ~23' building width, the maximum allowable signage area is 46 square feet). The text is white in color and reads "Moon Lake Massage Spa." This sign is internally illuminated.

The roofline sign cabinet will be retained, and filled with a blank solid-colored sign insert matching the background color of the proposed sign. The building is two commercial rental units which are occupied by Moon Lake. The blank cabinet will be retained for future rentals if the building reverts to two businesses in the future. The condominium association for the development does not allow white signs without tenant information.

Illustrations and material samples have been included as part of the submittal package.

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This staff report is not an approval.

Applicants should 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.