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**Town of Burlington
Meeting Posting**

DEPT. Burlington Board of Appeals
DATE: Tuesday, April 19, 2022
TIME: 7:30P.M.
PLACE: Town Hall Meeting Room

**Continued Hearing
2022-3B
Joss & Main**

The petition of Joss & Main for property located at 75 Middlesex Turnpike, Unit #1400 (Burlington Mall), as shown on the Burlington Assessor's records as Map and Parcel # 46-24-0 and 52-2-0 and Middlesex South Registry of Deeds Book-Page # 1524-35 and 993-41, to install two (2) Wall Signs as follows:

***Sign "B"** – Wall Sign to be located on the front façade of the tenant space at the first-floor level. The proposed sign is 2'-6" in height and 18'-5 ¾ in length and reads "Joss & Main". The proposed sign is in compliance with the Burlington Zoning Bylaws Section "13.1.3.2.3 A wall sign shall be four feet or less in height" "and 13.1.3.2.4 at the first-floor level a sign may extend across the full width of the wall. At other than the first-floor level, a sign shall be six (6) feet or less in length."*

Sign B is the second Wall Sign on the same elevation as Sign A and therefore violates Section 13.1.3.2.1 In addition, as a result of previously issued Board of Appeals decisions (Case # 2016-127 for Arhaus Furniture and Case # 2017-163 for the Friendly Toast) all new/additional signage on the main Burlington Mall building, even permitted by right, are subject to Zoning Board of Appeals review.

**New Hearing:
22-5
Redmond**

The petition of Robert W. Murray, Trustee Somerset Realty Trust for property located a 0 Redmond Road, aka McSweeney Way/ Somerset Street, Burlington, MA 01803, as shown on the Burlington Assessor's records, Map and Parcel reference:29-75-0. The applicant is seeking a variance to construct a single-family house within the required 100 feet of paved frontage, (32 feet of frontage). The request is in violation of the Minimum Frontage requirement of Article V, section 5.2.0, and dimensional requirements set out in Section 5.1.2.1-5.1.2.5.

Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning Board of Appeals a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (application #22-5).

**New Hearing:
22-6
Rosa Mexicano**

The petition of Sign Pro Inc. for Rosa Mexicano for property located at 75 Middlesex Turnpike, Space # 1015C, (Burlington Mall) Burlington, MA 01803, as shown on the Burlington Assessor's records, Map and Parcel reference:52-2-0. The applicant is seeking a Sign Permit to install two Wall Signs. The

request is in violation due to Article XIII, Section 13.1.3.2.1- “ One wall sign shall be permitted for each business side of a building and direct entrance into a store” and previous issued Zoning Board of Appeals decisions (Case #'s 2016-127 & 2017-169) which read in part “all new/additional signage on the main Burlington Mall building, even if allowed/permitted by right are subject to Zoning Board of Appeals approval.

Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning Board of Appeals a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (application #22-6).

New Hearing:

22-7

Furniture Consignment

The petition of The Sign Center for Furniture Consignment Gallery for property located at 45 Middlesex Turnpike, Burlington, MA 01803, as shown on the Burlington Assessor's records Book-Page # 65108-316, Map and Parcel reference # 56-67-0, to install three (3) Wall Signs. Two (2) signs are to be 48 inches in height by 332 inches in length to read “**Furniture Consignment Gallery**” and one (1) Wall Sign to be 48 inches in height by 281 inches in length to read “**Furniture Consignment Gallery**”.

The signs are in violation per Burlington Zoning Bylaw Section 13.1.3.2.1- one wall sign shall be permitted for each business. Section 13.1.3.2.4 – Wall signs at the first-floor level may extend across the full width of the wall. At other than the first floor, a sign shall be six (6) feet or less in length.

Also, previous Board of Appeals decision for the property- case # 2016-118 includes a condition in Part 2 “No other signs on the building even by right.”

Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning

Board of Appeals a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (application #22-7).

New Hearing

22-8

D1 Training

The petition of Fast Signs for D1 Training for property located 60 South Ave, Unit 2, Burlington, MA 01803 as shown on the Burlington Assessor's records Book-Page # 70-125, Map and Parcel reference # 45c-26-5, to install two (2) Wall Signs.

Both signs are to be 40 inches in height by 208.4 inches in width to read “**D1 TRAINING**”. One sign will be located on the front elevation and the second sign will be located on the rear elevation.

The signs are in violation per Burlington Zoning Bylaw Section 13.1.3.2 and Section 13.1.3.2.4 – Wall signs at the first-floor level may extend across the full width of the wall. At other than the first floor, a sign shall be six (6) feet or less in length.

Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning

Board of Appeals a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (application #22-8).

New Hearing

22-10

Strega



The petition of Strega Burlington c/o PPX Hospitality Brands for property located at 90-92 Middlesex Turnpike, Burlington, MA as shown on the Burlington Assessor's records reference Map and Parcel # 52-8-0 to install two (2) Wall Signs and a Business Directory Sign.

Sign "A" – Wall Sign to be located above the restaurant entrance attached to the façade at the second-floor level. The proposed sign is to be 5'-0" in height and 31'1" in length and reads "Strega Italiano". The proposed Wall sign exceeds the maximum 10' in length above the first floor. Wall Sign is in violation of 90-92 Middlesex Turnpike Planned Development District Bylaw, Article 7, Section 4(a).

Sign "B" – Wall Sign to be located on the side façade of the tenant space at the second-floor level. The proposed sign is 4'-0" in height by 22'-6" in length and reads "Strega Italiano". The proposed Wall sign exceeds the maximum 10' in length above the first floor. Wall Sign is in violation of 90-92 Middlesex Turnpike Planned Development District Bylaw, Article 7, Section 4(a). is a Business Directory Sign located at 90 Middlesex Turnpike. The proposed sign is to be added to the existing business directory sign measuring 12" in height by 96" in length per side, which is dimensionally compliant with the 90-92 Middlesex Turnpike Planned Development District Bylaw.

In addition, all signs are subject to Zoning Board of Appeals approval solely due to prior decision (Case # 2014-36 (Del Fresco's Grille), which prohibits signs even if by right in the applicable PDD Zone, are subject to Zoning Board of Appeals review.

Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning Board of Appeals, a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (application #22-10).

New Hearing

22-11

Legal Seafood

The petition of Legal Sea Foods for property located at 75 Middlesex Turnpike (Burlington Mall), Burlington, MA 01803 as shown on the Burlington Assessor's records reference Map and Parcel # 52-2-0 to install a Marquee sign above the primary tenant façade. The sign is to be 4' in height x 46'-4" in length and to read "Legal Sea Foods".

The sign is in violation of 13.1.3.4.1 – Signs shall only be attached to the sides or front of a marquee and shall be seven (7) feet or more above the ground and 13.1.3.4.2 – The sign shall be six (6) square feet or less. An individual letter sign shall be two (2) feet or less in height.

In addition, all signs are subject to Zoning Board of Appeals approval solely due to prior decision (Case # 2016-127 & 2017-169) which prohibits signs, even if allowed/permitted by right, are subject to Zoning Board of Appeals approval.

Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning Board of Appeals, a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (application #22-11).

New Hearing

22-12

Moo....

The petition of SignArt, Inc. for Moo for property located at 86 Cambridge Street, Burlington, MA as shown on the Burlington Assessor's records reference Map and Parcel # 41-92-0 to install 2 Wall signs.

Sign "A" – Wall Sign to be located above the restaurant entrance. The proposed sign is to be 3'0" in height by 23'-2.5" in length and to read "MOOO....".

Sign "B" – Wall Sign to be located on the rear façade of the building. The proposed sign is 10" in height by 83.25" in length and reads "MOOO....".

The signage is denied due to a prior decision by the Zoning Board of Appeals (Case # 11863, L'Andana) which



prohibits signs even if by right , are subject to Zoning Board of Appeals approval.

Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning Board of Appeals, a copy of which is on file with the Town Clerk's office and on the Board of Appeals website (application #22-12).

Minutes from April 5, 2022

Adjourn

