Continued hearing

2019-42

Children’s Dental

The petition of 131 Cambridge Street LLC, for property located at 131 Cambridge Street as shown on Map #29, Parcel #136-0 on the Burlington Assessor’s Maps. The applicant is seeking a Special Sign Permit pursuant to Article XIII, Section 13.1.1.2 of the Burlington Zoning Bylaws to permit the installation of a Wall Sign proposed to be 1’-10” in height x18.75’ to be located on the North (side) elevation between the 2nd and 3rd floors, to read ‘CHILDREN’S DENTAL with a 22” diameter circle (having 2 teeth graphic) on the left. Also a proposed insignia sign that is 36” in height and 43” in width on the west side of the building (the rear) as shown on the submitted plan. The sign was denied due to Burlington Zoning By-law, a sign stating the home occupation or profession of a resident, shall be one (1) one square foot or less. As shown on plans filed on November 14, 2019 and a copy of which is on file with the Town Clerk’s office.

New Hearing

10 Alcine

2019-44

The petition of Michael Brogan for property located at 10 Alcine Lane as shown on Map # 8, Parcel # 40 on the Burlington Zoning Bylaws. The applicant is seeking a variance to construct a garage. The addition is in violation of Burlington Zoning By-law Article 5, Section 5.2.0. The side set back requires a 15 feet setback and the proposed garage is 13.1 feet at the left side of the porch.

As shown on plans filed on December 30, 2019 and a copy of which is on file with the Town Clerk’s office.

Minutes from January 7, 2020

Adjourn
Chairman Michael Murray called the meeting of the Burlington Board of Appeals to order at 7:30 p.m.
The meeting was held in the Main Town Hall Meeting Room, 2nd Floor, and 29 Center Street,
Burlington, MA.

Present: Chairman: Michael Murray, Jr., Charles Viveiros, Mark Burke, John Sullivan, and Jim Sheridan
and Adam Tigges

Continued Hearing
2019-42
Children’s Dental
The petition of 131 Cambridge Street LLC, for property located at 131 Cambridge Street as shown on
Map#29, Parcel #136 -0 on the Burlington Assessor Maps. The applicant is seeking a Special Sign Permit
pursuant to Article XIII, Section 13.1.1.2 of the Burlington Zoning Bylaws to permit the installation of a
Wall Sign proposed to be 1'-10” in height x18.75’ to be located on the North (side) elevation between the
2nd and 3rdfloors, to read ‘CHILDREN’S DENTAL with a 22” diameter circle (having 2 teeth graphic)
on the left. Also, a proposed insignia sign that is 36’ in height and 43” in width on the west side of the
building (the rear) as shown on the submitted plan. The sign was denied due to Burlington Zoning By-
law, a sign stating the home occupation or profession of a resident, shall be one (1) one square foot or
less.
As shown on plans filed on November 14, 2019 and a copy of which is on file with the Town Clerk’s
office.
Legal notices posted as required and sent to abutters and surrounding communities.

Attorney Tom Murphy reintroduced himself, Dr. Yazdi, and Mr. Mortensen. He provided the Board with
new renderings of the proposed sign showing the gooseneck lighting. He stated the dimensions of the
sign is smaller than advertised and the lettering will be 12 inches and the same color.
Mr. Mortensen described the sign as a picture frame made out of aluminum and the insignia would be
incorporated into the sign.
Board members Mr. Burke, Mr. Tigges, Mr. Sullivan, Mr. Viveiros and Mr. Sheridan all felt the
compromise was appropriate.
Mr. Murray asked about the trim board and confirmed the letters were 12 inches high and the frame is 19
inches.
Attorney Murray stated they put it on the board because it would eliminate having to put several holes
into the siding. He asked if the Board had a preference on the light fixture.
Motion made and seconded to close the public Hearing. 5-0 in favor.
Motion made and seconded to grant a Special Sign Permit to 131 Cambridge Street LLC for property
located at 131 Cambridge Street to install two wall sign to be:
   Sign 1 is an insignia sign to be 36” in height by 43” in width to be located on the west side of the
   building (the rear).
   Sign 2 is a wall sign to be 19” in height by 180” in length, to read ‘CHILDREN’S DENTAL with a
diameter circle logo to be on the left to be located on the North (side) Elevation as shown on revised
renderings submitted on January 21, 2020. With the condition no other signs even if by right and
illumination is not to exceed 90 lumens per square feet. 5-0 in favor.
New Hearing
2019-44
10 Alcine Lane

The petition of Michael Brogan for property located at 10 Alcine Lane as shown on Map # 8, Parcel # 40 on the Burlington Zoning Bylaws. The applicant is seeking a variance to construct a garage. The addition is in violation of Burlington Zoning By-law Article 5, Section 5.2. The side setback requires a 15 feet setback and the proposed garage is 13.1 feet at the left side of the porch.
As shown on plans filed on December 30, 2019 and a copy of which is on file with the Town Clerk’s office.
Mr. Burke read the legal notice into record.

Mr. Brogan introduced himself and explained his client was looking to add a simple garage with no 2nd floor. He explained she is getting older and the garage would help her especially in the winter.
Mr. Sheridan clarified it would be 13.1 on the side and was informed yes.
Mr. Viverios asked if he had any plans and was informed he did not because he did not want to spend her money without knowing if the variance was approved. He asked about the hardship and explained the criteria for a variance.
Mr. Brogan stated the hardship was she is an elderly woman and lives alone.
Mr. Sullivan explained he needed to show that there is no other place the garage can go. He stated there is a row of trees between the properties and wondered if that was the property line. He questioned if it was a nonconforming lot.
Mr. Brogan stated that they are not adding a porch and the garage would allow her single to drive right in. He added he believes no one would complain about it because there is no one here.
Mr. Murray asked if there was a way to put the garage on the other side of the house and was informed there is a driveway on this side. Mr. Murray asked if they could make it 2 feet narrower, they would not need a variance. Mr. Brogan stated she would not have enough space to open the door.
Mr. Murray asked about the elevation was told it is 3 steps. He also wondered if they could push it back further. Mr. Brogan stated the rear corner is her bedroom.
Mr. Sullivan would like to see a layout of the house and stated the Board needs to make sure all the options have been exhausted.

Motion made and seconded to February 4th. 5-0

Motion made and seconded to approve the minutes from January 7, 2020 5-0 in favor.
Motion made and seconded to adjourn. 5-0 in favor