



**RECEIVED**

By Town Clerk's Office at 6:25 pm, Feb 12, 2020

**Town of Burlington  
Meeting Posting**

DEPT. Burlington Board of Appeals  
DATE: Tuesday, February 18, 2020  
TIME: 7:30P.M.  
PLACE: Town Hall Main Meeting Room, 2<sup>nd</sup> floor

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**New Application  
78 Blanchard  
2020-02**

The petition of Interstate Signcrafters for Cambridge Trust for property located at 78 Blanchard Road, as shown on Map #53, Parcel #1-1 on the Burlington Assessor's Maps. The applicant is seeking a Special Sign Permit pursuant to Article 13, Section 13.1.4.2.1 and 13.1.3.2.4 of the Burlington Zoning Bylaws to install a Wall Sign proposed to be 5'-4" by 47'-0" to be located on the North elevation under the roof line (facing Route 128/95) to read 'CAMBRIDGE TRUST'. The Burlington By-law requires wall signs not to exceed 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 and a copy of which is on file with the Town Clerk's office.

**New Application  
29 Washington Street  
20-03**

The petition of Paula Fico for property located 29 Washington Avenue as shown on Map #33, Parcel #55-74 on the Burlington Assessor's Maps. The applicant is seeking a variance pursuant to Article 11, Section 11.2.2(A5) and (A4) of the Burlington Zoning By-laws to convert an existing In-Law area to an Accessory Apartment. The In-law area was permitted in October 1993 by constructing a 616 s.f. addition and renovating the existing garage. The total area of the In-Law area is 904 square feet. Existing dwelling minus the garage area is 1900 square feet plus the 904 square feet for the existing In-Law area equals a total of In Law to existing dwelling 47.5%. Burlington Bylaws require a maximum floor area of an accessory Apartment shall not exceed 30% of the net floor area. In addition, the In-law addition did not receive the full Certificate of Use and Occupancy until March 1, 2018 therefore requiring relief from the By-law.

Documentation in support of this proposal is available for public inspection as shown on plans filed with the Town Clerk's office.

**Minutes from February 4, 2020  
Adjourn**



**RECEIVED** To Town Clerk  
By Town Clerk's Office at 8:22 am, May 11, 2020

**MINUTES OF THE MEETING OF THE BOARD OF APPEALS  
BURLINGTON, MA  
February 18, 2020**

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., Mark Burke, John Sullivan, Charles Viveiros and Adam Tigges  
Not Present: Jim Sheridan

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Jim Tarintina introduced himself stating he was representing Cambridge Trust and the company has recently changed their branding. He said they are requesting a sign variance to construct a sign to reflect the new logo. He described the new sign as having smaller lettering and due to this they will need to place a backer behind the sign to cover up the existing holes.

Mr. Sullivan reminded the lumens needed to be less than 90 lumens per square feet.

Hearing opened to the Public. No one present to speak for or against. Motion made and seconded to close the public hearing.

Motion made and seconded to

**New Application**

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**20-03**

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*Documentation in support of this proposal is available for public inspection as shown on plans filed with the Zoning Board of Appeals and a copy of which is on file with the Town Clerk's office.*

Paula Fico introduced herself and explained 30 years ago, her parents built an in-law apartment onto the existing house where they lived until they passed away. She explained they are looking to change the in-law apartment to an accessory apartment which would allow her to rent out that portion of the house.

Mr. Murray read a letter from neighbor and a message opposing allowing the change into record.

- 1) Jane Majewski from 45 Washington Street
- 2) Effie Chikalakis from 43 Washington Street

Mr. Viveiros asked if there were two separate egresses and Ms. Fico explained the layout of the home.

Mr. Burke questioned why the Certificate of Occupancy was never obtained.

Ms. Fico stated she was unaware it was signed off until she went to the building department and found out the file was still opened from 2018. She added family members are living there currently.

Ms. Fico stated she does not understand why the neighbors feel the switching it would affect the neighborhood. She lives there with her son and there are 5 parking spots and if she rents it, it would be to one person.

Mr. Sullivan questioned if the person would be able to get in from the house or if she was going to eliminate a door. Ms. Fico stated they are not looking to change anything. He stated he had no problem with the variance.

Mr. Murray stated he agrees with Mr. Sullivan that he did not see a problem with the change since there is not going to be an addition and the dwelling is already using it as two separate units.

Hearing opened to the Public. Sandra Cannon from 26 Washington Street introduced herself explaining she a concern regarding the proposal. She stated her driveway is directly across the way and the road is very narrow and she finds it difficult to get out of her driveway because of the amount of cars that are parked along the street and in the driveway.

Ms. Fico stated that there are 5 parking spaces and nothing will change.

Ms. Cannon questioned how she has 5 spaces and Ms. Fico explained there were 2 spaces on the right side and 3 on the other. She added that if there were ever any issues she would address it.

Mr. Burke stated it is required to have 2 spaces for each dwelling on site and they have that. He added if the parking issue exists, she should notify the Building Department who is in charge of enforcement. You can park on the street, however; cars cannot be permanently left there.

It was also noted there has been no changes since the plot plan was created.

Motion made and seconded to close the public hearing. 5-0 in favor.

Motion made and seconded by the Board of Appeals voted 5-0 to grant a variance to Paula Fico for property located at 29 Washington Avenue as shown on Book-page # 559-77225, Map # 33, Parcel #55-

74 on the Burlington Zoning Bylaws to change an existing In-law to an accessory Apartment. The variance allows the is to reduce the required side setbacks to 13.1 feet on the left side as shown on plot plan submitted with the application on December 30, 2019.

The decision is on file with the Town Clerk and may be reviewed in the Town Clerk's Office.

Motion made and seconded to approve the minutes from February 4, 2020 5-0 in favor.

Motion made and seconded to adjourn. 5-0 in favor