



TOWN OF ARLINGTON  
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design  
Review Procedures (Section 3.4 of the Zoning Bylaw)

PLANNING & COMMUNITY  
DEVELOPMENT

2018 SEP - 1 A 10: 41

Docket No. 3581

1. Property Address 795-807 MASS. AVE  
Name of Record Owner(s) MAPLES REALTY TRUST Phone 617-968-8321  
Address of Owner 96 CROSS ST DONALD MERCIER BELMONT, MA 02478  
Street Trustee City, State, Zip
2. Name of Applicant(s) (if different than above) ROBERT THOMPSON FOR VINCENT RAO  
Address 10 DRAPER ST #11 WOBURN MA 01801 Phone 617-308-5712  
Status Relative to Property (occupant, purchaser, etc.) SIGN CONTRACTOR
3. Location of Property MAP 052.0 BLOCK 0001 LOT 0010.0  
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book \_\_\_\_\_, Page \_\_\_\_\_;  
-or- registered in Land Registration Office, Cert. No. \_\_\_\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_.
5. Present Use of Property (include # of dwelling units, if any) SIX(6) STORES, INCLUDING LAUNDROMAT.
6. Proposed Use of Property (include # of dwelling units, if any) SIX(6) STORES INCLUDING LAUNDROMAT FOR WHICH WE ARE APPLYING FOR SPECIAL PERMIT FOR SIGN.
7. Permit applied for in accordance with the following Zoning Bylaw section(s) 3.4 title(s) SPECIAL PERMIT / ENVIRON. DESIGN

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.  
PROPOSE TO INSTALL ONE(1) 3'-0" X 15'-6" X 1" THICK BEIGE NON-ILLUMINATED ALUMINUM WALL SIGN OVER LAUNDROMAT, MATCHING OTHER SIGNS ON BLOCK, TO READ "ARLINGTON LAUNDRY VILLAGE"

(In the statement below, strike out the words that do not apply)  
The applicant states that THE OCCUPANT is the owner ~~or~~ occupant ~~or~~ purchaser under agreement of the property in Arlington located at 807 MASS. AVE which is the subject of this application; and that ~~unfavorable action was~~ no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

ARLINGTON LAUNDRY VILLAGE

Robert Thompson for VINCENT RAO  
Signature of Applicant(s)

10 DRAPER ST #11 WOBURN, MA 01801 Phone 617-308-5712  
Address



Town of Arlington Redevelopment Board  
Application for Special Permit in accordance with  
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at [arlingtonma.gov/arb](http://arlingtonma.gov/arb), for the full list of required submittals.

- N/A Dimensional and Parking Information Form (see attached)
- N/A Site plan of proposal
- N/A Model, if required
- ✓ Drawing of existing conditions
- ✓ Drawing of proposed structure
- N/A Proposed landscaping. May be incorporated into site plan
- ✓ Photographs
- ✓ Impact statement
- ✓ Application and plans for sign permits
- N/A Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____ Special Permit Granted	Date: _____
_____ Received evidence of filing with Registry of Deeds	Date: _____
_____ Notified Building Inspector of Special Permit filing	Date: _____

Vincent Rao  
Arlington Laundry Village  
807 Massachusetts Avenue  
Arlington, MA 02174

To the Arlington Redevelopment Board:

On behalf of myself and my brother I would like to present our feelings with respect to our application for approval of a new beige aluminum wall sign for our Laundry. Currently, we have no exterior sign on the building and have operated in that fashion for quite some time. We have heard many, many times from our newer customers that "I did not know about this location" or "How long have you been Here?", so we have decided to apply for a sign to better identify our business. Our family has been in the Laundromat business for over 50 years!

We are attempting with this new wall sign to "blend in" with our neighbors on the block with respect to the materials used in the sign as well as the height of the sign which is 3'-0" high, similar to the others. We have chosen a beige background to "soften" the background color with black and red letters. Although by the same token, we feel that our color scheme helps to provide a bit of variety to the block in that all of the current wall signs have a white background. We feel a need to have fresher look and we are hoping the off white (beige) background will achieve our goal. We feel that the type of sign proposed is preserving the current landscape or look of the block and not introducing a new or radical change in construction or visual impact to our area.

We hope that you look favorably on our application. It will be great to have a sign that will give us an identity that we have lacked for some time.

Thank you for your consideration,

Vincent Rao  
October 10, 2018

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Arlington Laundry Village

Arlington Laundry Village  
Vincent Rao  
807 Massachusetts Avenue  
Arlington, MA 02474  
Phone: 617-968-8321



Propose to install one (1) beige aluminum, non illuminated wall sign measuring 3'-0" high by 15'-6" in length by 1" deep, with black and red vinyl letters reading "ARLINGTON Laundry Village".

Tuesday, October 9, 2018  
Jim Did It Sign Co.

Salesperson: Bob Thompson  
Jim Did It Signs & Awnings  
10 Draper Street Unit 11  
Woburn, MA 01801  
Phone: 781-933-1865  
Fax: 781-933-1864  
E-Mail: [bthompson@jimdidit.com](mailto:bthompson@jimdidit.com)



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Vincent Rao  
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27'-0" STORE FRONTAGE  
EQ 15'-6" SIGN LENGTH EQ

3'-0"

SIGN  
HEIGHT

9'-8"  
GRADE  
TO  
SIGN  
BOTTOM

4'-6"  
8'-0"  
3'-0"  
9'-8"



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Existing 27' storefront of Laundromat

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Full photo of existing block, 795-807 Mass. Ave.

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GREEN METAL  
STOREFRONT FACADE

1" DEEP BEIGE

ALUMINUM WITH

SIGNS w/ VINYL COPY.

1" x 1" ALUMINUM TUBING

FRAME FOR SIGN

SIGN ANCHORED TO

FACADE w/ SELF TAPPING

(8) SCREWS THRU FRAME

INTO METAL FRASCIA.

3'-0"  
HEIGHT OF  
SIGN

SIDEWALK

SIDE VIEW

807 MASSACHUSETTS AVE  
ARLINGTON  
SCALE:  $\frac{3}{8}" = 1'-0"$

- WALL & Pylon SIGNS
- INTERIOR & EXTERIOR
- REVERSE & LEAN
- CHANNEL LETTERS

- SURVEYS & PERMITS
- FREE ESTIMATES
- CUSTOM DESIGN
- CORPORATE
- INSTALLATION

- TIME & TEMP. LIMITS
- CONSTRUCTION
- MAINTENANCE
- WOOD SIGN CULDES
- MESSAGE CENTERS

THIS DESIGN/ENGINEERING PROPOSAL IS TO REMAIN

EXCLUSIVE PROP.



Jim Did It Signs & Awnings  
10 Draper Street Unit 11  
Woburn, MA  
01801

CLIENT	ARLINGTON	DESIGNER	PEDWICK SKETCH
ADDRESS	LAUDRY	SCALE	$\frac{3}{8}" = 1'-0"$
SANITIZED	ARLINGTON	DATE	
DRAW NO	501	REVISIONS	
DATE	SEP 24 2018	APPROVED	

# TOWN OF ARLINGTON

Dimensional and Parking Information  
for Application to  
The Arlington Redevelopment Board

Docket No. 3581

Property Location 795-807 MASS. AVE.

Zoning District B3

Owner: MAPLES REALTY TRUST  
DONALD MERCIER, TRUSTEE

Address: 96 CROSS ST. BELMONT, MA  
02478

Present Use/Occupancy: No. of Dwelling Units:

6 STORES

Uses and their gross square feet:

Proposed Use/Occupancy: No. of Dwelling Units:

6 STORES

Uses and their gross square feet:

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	7396.9	7396.9	min.
Frontage	130 ft	130 ft	min.
Floor Area Ratio			max.
Lot Coverage (%), where applicable			max.
Lot Area per Dwelling Unit (square feet)			min.
Front Yard Depth (feet)	0	0	min.
Side Yard Width (feet) right side			min.
left side			min.
Rear Yard Depth (feet)	0	0	min.
Height			min.
Stories	1	1	stories
Feet			feet
Open Space (% of G.F.A.)	0	0	min.
Landscaped (square feet)			(s.f.)
Usable (square feet)			(s.f.)
Parking Spaces (No.)	2	2	min.
Parking Area Setbacks (feet), where applicable			min.
Loading Spaces (No.)			min.
Type of Construction			
Distance to Nearest Building			min.