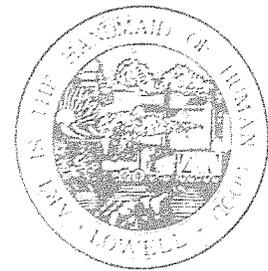


City of Lowell
Zoning Board of Appeals
Agenda

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01/27/2020 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 01/27/2020 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

I. Continued Business

II. New Business

ZB-2020-1

Petition Type: Variance and Special Permit

Applicant: Hector Rodriguez

Re Property Located at: 15 Whipple Street 01852

Applicable Zoning Bylaws: Section 5.1; Section 6.1; Section 12.1.(b)

Petition: Hector Rodriguez has applied to the Zoning Board of Appeals for Variance and Special Permit approval to convert a vacant first-floor commercial space into a housing unit, thereby converting the property from a 1-family home into a 2-family home. The property is located in the Traditional Mixed-Use (TMU) zoning district. 15 Whipple Street requires Variance approval under Section 5.1 to encroach on the minimum lot size, minimum lot area per dwelling unit, minimum frontage, side setback, and rear setback. 15 Whipple Street also requires Variance approval under Section 6.1 for relief from off-street parking requirements, Special Permit approval under Section 12.1.(b) for the proposed use of a two-family in the TMU zoning district, and for any other relief required under the Lowell Zoning Ordinance.

ZB-2020-7

Petition Type: Variance and Special Permit

Applicant: MG Realty Development, LLC

Re Property Located at: 720 Rogers Street 01852

Applicable Zoning Bylaws: Section 6.3.4; Section 6.3.2(8)

Petition: MG Realty Development, LLC is seeking Special Permit and Variance approval to install three wall signs and one freestanding sign for the car dealership at 720 Rogers Street. The three wall signs would total approximately 11, 20, and 64 sq. ft., respectively, and each face of the freestanding sign would be approximately 78 sq. ft. All four signs would be internally illuminated and would replace existing ones. The property is in the Regional Retail (RR) zoning district and the signs require Special Permit approval under Section 6.3.4 for internal illumination, the freestanding sign requires a Variance under Section 6.3.2(8) to exceed the maximum height and size of each face, and for any other relief required under the Lowell Zoning Ordinance.

ZB-2020-8

Petition Type: Variances

Applicant: Michelle DeAlmeida

Re Property Located at: 52 Staveley Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Michelle DeAlmeida has applied for Variance approval to add an approximately 1,660 sq. ft., multi-floor addition, including a new attached garage, at 52 Staveley Street. The property is located in the Traditional Neighborhood Single Family (TSF) zoning district. 52 Staveley Street requires Variance approval under Section 5.1 for the maximum FAR, minimum side yard setback, and for any other relief required under the Lowell Zoning Ordinance.

III. Other Business

Extension Request: 102 Appleton Street 01852

Einstein Realty, LLC is seeking an extension of a Variance for one (1) year in order to allow the necessary time to exercise a Variance originally granted on August 27, 2018. Since the original Variance was granted, the applicant has requested and received a six (6) month extension. At this time, the applicant is unable to complete the project, but has found someone that is interested in purchasing the property and completing the build-out as approved. As a result, the new owner will not be able to exercise the Variance by obtaining a building permit prior to the extended date of February 27, 2020. As such, the applicant is requesting another Variance extension of one (1) year to allow time to exercise the Variance.

Extension Request: 1 E Merrimack Street

The Daly Group LLC, as owner of One Riverfront LLC, is seeking an extension of a Variance (s) for one (1) year in order to allow the necessary time to exercise a Variance originally granted on February 27, 2017. Since the original Variance was granted, the applicant has modified the scope of the project. The Variance is set to expire on February 11, 2020.

Minutes for Approval:

January 13, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by January 12, 2020 and January 19, 2020