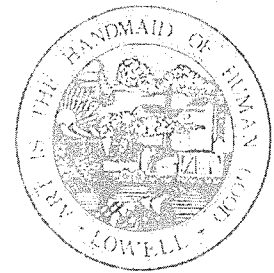


City of Lowell
Zoning Board of Appeals
Agenda

03/09/2020 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

2020 MAR -2 PM 12:55



Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 03/09/2020 at 6:30 PM:

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

ZB-2020-13

Petition Type: Variances

Applicant: George Theodorou c/o Loon Hill Development, Inc.

Re Property Located at: 66 State Street 01852

Applicable Zoning Bylaws: Section 5.1

Petition: Loon Hill Development, Inc. is seeking Variance approval to construct a duplex on a vacant lot at 66 State Street. The proposed development will include a roadway extension of State Street and a proposed fire lane on a paper street adjacent to the lot. The property is in the Traditional Neighborhood Two Family (TTF) zoning district and requires Variance approval under Section 5.1 for minimum lot area per dwelling unit, minimum frontage, minimum front yard setback, and for any other relief required of the Lowell Zoning Ordinance.

II. New Business

ZB-2020-14

Petition Type: Variances

Applicant: Anju Realty, LLC

Re Property Located at: 11 Centre Street

Applicable Zoning Bylaws: Section 6.1.10

Petition: Anju Realty, LLC is seeking Variance approval to construct a driveway at 11 Centre Street that would encroach on the rear lot line setback. The property is in the Urban Neighborhood Multi-Family zoning district and requires Variance approval under Section 6.1.10 for the minimum setback from the rear lot line and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-15

Petition Type: Special Permit

Applicant: Jose Ribeiro

Re Property Located at: 145-147 Woburn Street

Applicable Zoning Bylaws: Section 4.5.2(1)

Petition: Jose Ribeiro is seeking Special Permit approval to legalize the use of a building that has operated as a three-family home. The building is in the Traditional Neighborhood Two-Family (TTF) zoning district and shares the lot with a detached, single-family home. Legalizing the three-family requires Special Permit approval under Section 4.5.2(1) to change or substantially extend an existing nonconforming use and for any other relief required under the Lowell Zoning Ordinance.

ZB-2020-16

Petition Type: Special Permit and Variance

Applicant: Chestnut Square Housing Association, LP

Re Property Located at: 43 Willow Street

Applicable Zoning Bylaws: Sections 4.5.2 and 6.1.4

Petition: Chestnut Square Housing Assoc., LP is seeking Special Permit and Variance approval to increase the number of permitted residential dwelling units from 41 to 42 within a previously approved affordable housing development that includes 43 Willow Street. The development is in the Traditional Neighborhood Multi-Family (TMF) zoning district and renovating 43 Willow Street into a single-family residence requires a Special Permit

under Section 4.5.2 to extend the non-conforming use, a Variance under Section 6.1.4 for the required off-street parking, and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-17

Petition Type: Variance and Special Permit

Applicant: Gregory T. Curtis c/o Demoulas Super Markets, Inc.

Re Property Located at: 677 & 705 Pawtucket Boulevard

Applicable Zoning Bylaws: Sections 6.1.10 and 6.3.4

Petition: Demoulas Super Markets, Inc. is seeking Variance approval under Section 6.1.10 for relief from the maximum curb cut requirement, Special Permit and Variance approval under Section 6.3.4 for internally illuminated signs, and any other relief required of the Lowell Zoning Ordinance. The applicant is proposing to construct an approximate 72,500 sq. ft. Market Basket supermarket and 12,000 sq. ft. of retail space at 677 Pawtucket Blvd and includes reconstruction of the one hundred thirty-four (134) space parking lot for the existing restaurant at 705 Pawtucket Boulevard. The site is located in the Suburban Mixed Use (SMU) zoning district.

ZB-2020-18

Petition Type: Variances

Applicant: Gregory Carragher

Re Property Located at: 37 Thornton Ave

Applicable Zoning Bylaws: Section 5.1

Petition: Gregory Carragher is seeking Variance approval to add a second-story addition to an existing single-family home at 37 Thornton Ave. The property is in the Suburban Single-Family zoning district and requires Variance approval under Section 5.1 for minimum lot area, minimum frontage, minimum front yard setback, minimum side yard setback, and for any other relief required of the Lowell Zoning Ordinance.

ZB-2020-19

Petition Type: Special Permit

Applicant: 185 Woburn St. Realty Co., LLC

Re Property Located at: 185 Woburn Street

Applicable Zoning Bylaws: Section 6.3.4

Petition: 185 Woburn St. Realty Co., LLC is seeking Special Permit approval to replace internally illuminated signs for the gas station at 185 Woburn Street. The proposed signs would replace panels on the existing freestanding sign totaling about 115 sq. ft., three circular logo signs on the awning totaling 3.5 sq. ft. each, and a text sign on the awning totaling about 15 sq. ft. The property is in the Regional Retail (RR) zoning district and the signs require Special Permit approval under Section 6.3.4 for the internal illumination and for any other relief required of the Lowell Zoning Ordinance.

III. Other Business

Minutes for Approval:

February 24, 2020

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New business to be advertised by February 23, 2020 and March 1, 2020