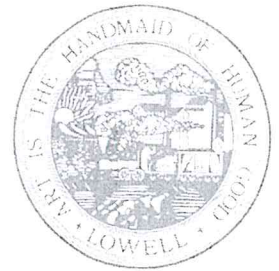


City of Lowell
Zoning Board of Appeals
Agenda



4/08/2019 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, 4/08/2019 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

ZB-2019-1

Petition Type: Variances

Applicant: Spiro Skinsacos

Re Property Located at: 55 Robert Street 01854

Applicable Zoning Bylaws: Section 5.1

Petition: The applicant proposes subdividing a lot and requires Variances for minimum lot size, minimum lot area per dwelling unit, and frontage for proposed Lot two (2) and additional relief to exceed the Max. Floor Area Ratio (FAR) for Lots one (1) and two (2) under Section 5.1: Table of Dimensional Requirements and any other relief required of the Lowell Zoning Ordinance. The subject property is in the Traditional Neighborhood Single Family (TSF) zoning district.

II. New Business

ZB-2019-11

Petition Type: Special Permit and Variance

Applicant: Massachusetts Electric Company d/b/a National Grid

Re Property Located at: 83 Boulevard Street 01854

Applicable Zoning Bylaws: Article XII: Section 12.7

Petition: The applicant proposes to demolish and rebuild an electrical substation at 83 Boulevard Street by expanding, upgrading, and conducting various system improvements. The proposed project was granted a Special Permit for a public utility or service facility in the S1 district under Section 4.02 (47) in 1972 (current zoning is under Article 12: Section 12.7(a)). The project requires an Amendment to the Special Permit and Variance approval under Section 5.1 for relief from the minimum rear yard setback requirement and any other relief required of the Lowell Zoning Ordinance. The subject property is in the Suburban Neighborhood Single Family (SSF) zoning district.

III. Other Business

Minutes for Approval

None

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by March 24, 2019 and March 31, 2019

2019 APR -1 PM 4:10

CITY OF LOWELL

OFFICE OF THE CLERK